

Tomahawk Creek Condominiums Homeowners Association
Minutes of the Meeting at Tomahawk Creek Clubhouse
December 15, 2015

Board Members Present: Stephen Leake (President) hoaboard@stepheleake.org, Dorothy Tate (Treasurer) duffytate@gmail.com, Thomas Carroll (Secretary) and Jon Fink (Member at Large).

Centennial Management Present: April Hopkins (Portfolio Manager) and Leslie Wilson (On-site Manager)

Guest Attendee(s): Matt Sloan with Sloan Agency

Homeowner Forum / 6:39-6:56pm

Esther and Clay Coburn from unit 18A:

The unit above them (18B) has a window that is leaking and could be causing damage into their unit. April (Centennial) sent a 10-day notice to rectify to 18B via certified mail on 12/16/15. If not repaired, HOA can send in contractor to repair and bill back the homeowner.

Jean Kraushaar from unit 8A:

The homeowner provided a picture of 1/2 inch crack in drywall corner. Jim Bramich (8C) previously reported hairline cracks in his walls where Evans Engineering provided a detailed report to monitor. April (Centennial) provided this report to the board for review. Dorothy Tate (Treasurer) motioned for a new engineering report for unit 8A where Jon Fink (at large) objected until the report from Jon Evans Engineering is able to be viewed. The motion did not carry/pass.

Martha Thomas from unit 8G:

A foul odor is emanating from unit 8E (Michael and Ian Tuk) and has become a nuisance. Martha is requesting that the board address per the bylaws. April (Centennial) sent a 10-day notice to rectify to unit 8E via certified mail. If not rectified within 10-days, board can send in contractor and bill back the homeowner.

Insurance Presentation / 6:56-7:22pm

Matt Sloan with the Sloan Agency noted that by comparing rates, our insurance bill will go down next year from 105k to 99k. Motion: \$99k per year proposal Arch/Chubb/USLI insurance coverage. Proposed by Dorothy Tate, seconded by Stephen Leake, approved by all.

Note: the board and the insurance agent currently understand that the general insurance does not cover internal improvements made by the homeowners. e.g. Drywall and floors out is all that is covered.

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Board Meeting Call to Order / 7:22pm- 8:45pm

Motion: Approve board meeting minutes for September 22 meeting,
Proposed by Dorothy Tate, Seconded by Thomas Carroll, approved by all.

April brought up the electronic votes that were approved via email. Board did not act on these.

Website Notes:

Our current site is being deleted. Tyler Adams, tyleradams80@gmail.com, is investigating new options, contact him with input.

Motion: Approve agreement for inspection of the siding by KC Property Solutions LLC
Proposed by Jon Fink, Seconded by Stephen Leake, approved by all.

Motion: Approve repair of gym equipment by Advanced Fitness Tech
Proposed by Dorothy Tate, Seconded by Jon Fink, approved by all.

Motion: Approve application from Johnson County to use TCC as a polling place
Proposed by Dorothy Tate, Seconded by Thomas Carroll, approved by all.

Motion: Add a 90 day time limit for completion of improvements after architecture application and update to rules and regulations.
Proposed by Jon Fink, Seconded by Dorothy Tate, approved by all.

Committee Reports / 8:33-8:45pm

Landscape Committee Members: Karen Mann, Charles Sinclair

Karen proposes that we have a list of approved plants that people can purchase and have installed by the landscaping company. She has worked with embassy on potential lists.

The board notes that when we get the list we are happy to review the idea.

Covenants Committee Members: Anita Donaldson, Daphne Reitz

New member: Pat Whitley

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Meeting Adjourned at 8:45pm