

Tomahawk Creek Condominium Association, Inc.

Tomahawk Creek Condominium Board Meeting Minutes for March 28, 2013

Present: Board: Gayle Voyles, Jennifer Breece, Karie Younger and Michelle Buchanan. Jason Purinton was not present.

Present: Signature Property Management: Nancy Desmond

Meeting was called to order at 6:00 pm.

First order of business was approval of minutes for March 28, 2013. Motion made by Karie Younger, seconded by Jennifer Breece. Passed by voice vote.

Reading of email votes:

Michelle Buchanan read the email votes for the past month.

January 24, 2013 minutes by email vote Michelle, Jennifer and Gayle. Passed by email vote

Payment for 2013 Swimming Pool Permit Jason, Michelle, Karie and Jennifer, passed by email vote. Buying Fidelity Bond Insurance, by email vote Jennifer, Michelle, Karie and Jason. Passed by email vote.

Managers Report:

Nancy Desmond reviewed the pending issues on the weekly condominium report dated March 15, 2013. Obtaining woodrot measurements of 2013 scheduled buildings with Bill Gates present from Affordable Painting, M&M Painting, BluSky Restoration and Solution Systems proposals for painting and wood rot repair for the 2013 rotation of buildings 03,04,08,11,15,19,23,28, presented to the BOD at the February 28, 2013 meeting.

Bordner Roofing 11626L -A-B-C completed

Bordner Roofing to inspect 11611E

Nancy Desmond stated she had completed an inspection on the sidewalk repairs needed after snowstorms and EPIC snow removal and the map was in the office for the new management company.

Nancy stated EPIC had sent a new map of the inspection on sod repair from damage caused by snow removal and the map was in the office for the new management company.

The monthly invoices were presented:

Motion made by Michelle Buchanan, seconded by Jennifer Breece approving the payment of the invoices presented. Passed by voice vote

Financials:

Kari Younger reported the special assessment update as follows: total collected is \$79,223.43 towards the \$110,234.34 assessed. Karie Younger reviewed the balance sheet / operating account information for the month of February 2013. Karie Younger reported that Nancy Desmond had sent emails out to all owners who had a balance due on the assessment. Motion made by Jennifer Breece, seconded by Michelle Buchanan on approving the report. Passed by voice vote

Architecture Committee:

Rochelle Mitz reported that not much to report, except we have a few outstanding applications not completed due to the bad weather.

Rochelle asked Gayle what the Board's decision was on 11623G are asking for their contractor to be able to repair the cedar trim when they replace the windows, as she understood the owner had contacted her. Gayle Voyles stated she had asked Jennifer Breece to handle this while she was away but it had not been done. Gayle stated she thought as long as the owner understood his vendor had to have insurance, vendor's license and agreed to replace cedar with the same type and sign a letter stating what all the BOD is asking she was fine with it. Rochelle stated she was fine with this as long as a board member went along with her to approve after repair was complete. Motion made by Michelle Buchanan seconded by Karie Younger on approving the homeowners vendor doing the work as stated by the BOD. Passed by voice vote.

Social Committee:

Daphne Reitz reported there was a new Kansas Statute that states the BOD needs to give more information to the owners and not approve items in executive session.

Landscape Committee:

Karen Mann stated she had no report except that Nancy Desmond had sent her the map from EPIC on what areas needed sod repair after the snow removal. A home owner asked why Epic had been chosen as the landscaping vendor as he works in the business and actually thinks EPIC does a bad job. He stated he had heard that we actually had a lower bid from a different company and why was that vendor not accepted. Gayle Voyles stated that EPIC knows the property and the outdated sprinkler system and that EPIC was awarded a one year contract for the BOD to have time to check out Swans who had been a comparable bid but TCC did not know their work.

Covenants Committee:

Daphne Reitz reported there was a new Kansas Statute that states the BOD needs to give more information to the homeowners and not approve items in executive session like changing Rules and Regulations. Daphne reported there is a lower Quorum than the 67% for votes on items like rewriting Governing Documents. Daphne reported that the Covenants committee thinks it is time to re-write the governing documents to go more with the Kansas Statutes due to TCC documents are outdated. Daphne reported that it was also time to write in a change for limiting renters and how to go about that. Gayle Voyles stated that they would need legal advice on how to go about this.

Nominating Committee:

Gayle Voyles reported they are still working on getting a committee together

Old Business:

Nancy Desmond reported on woodrot proposals was ready to pass on to new management company.

Nancy Desmonds read update report on carport prepared by Vickie Talley:

The removal of the collapse carport is completed. Tomahawk's insurance company has accepted liability on the car claims and is working individually with those owners. Tomahawk's insurance company has hired an engineer to inspect the site and the HOA has not received any information in regard to that inspection.

Tomahawk's engineer has compiled 9 hours of time with inspection, investigation and field coordination. They have expended only the time necessary to date to collect the information before the demolition occurred. As the prior information has been shared with the new management

company by Gayle Voyles and that the majority of the board voted to not expend any more monies, the collapse carport issue will be completed by the new management company.

New Business:

Nancy Desmond presented two proposals from Bordner:

11627J According to our service technicians report, we need to replace the flashings around 3 plumbing pipes and replace approx 6 broken tiles. Our quote to perform this work is \$760.00. Please feel free to call or email should you have questions or need further information.

The Board is asking for more information and will vote per email.

11611E The following recommendations are a result of the diagnostic inspection performed by Pat Wendl our service technician for the above referenced address. Leak reported in the small closet in the bedroom.

1. Remove tiles, battens & felt from along the gable end, apply new felt under-layment, new battens and reinstall the tile. Modify the tile & "J" channel along the wall to improve water drainage. Replace approx 15 broken tiles throughout this area.

Our quote to perform the above mentioned work is: \$1,025.00.

Motion made by Jennifer Breece, seconded by Michelle Buchanan on approving the repair. Passed by voice vote.

Board Member Discussion:

No Board member discussion

Open Forum:

No homeowner discussion

Adjournment:

7:10