

# Tomahawk Creek Condominium Homeowners Association

## Minutes of Meeting

Tomahawk Creek Condominium Clubhouse

June 25, 2015

Board Members Present: Jennifer Breece, President  
Patricia Sinclair, Vice President  
Cathy Wilkinson, Member at Large

Board Members Absent: Paul Clark, Treasurer

Tiehen Property Management Present: Tim Rellihan  
Michelle Canales

### PRESIDENT'S REPORT:

The meeting was called to order at 6:00 PM by President Jennifer Breece. The Board introduced themselves for the benefit of homeowners present who had not previously attended a meeting. Jennifer Breece announced that we have two new Board members, Cathy Wilkinson, Member at Large, and Paul Clark, Treasurer. Cathy is in attendance, but Paul is not available to attend due to work schedule.

The minutes of the last Board meeting on May 28, 2015 have been approved and will be distributed to all homeowners.

Jennifer announced that Greg Bolts has resigned his position on the Board.

### SECRETARY'S REPORT:

Patricia Sinclair provided the following report of Board business that has been voted on since the last meeting.

- The Board voted unanimously to approve irrigation repairs at a cost of \$4,311
- The Board voted 2 to 1 to approve repair of cracked truss in attic of Bldg. 30 at a cost of \$300.
- The Board voted unanimously to appoint Cathy Wilkerson to the vacant Board position of Member at large.
- The Board voted unanimously to appoint Paul Clark to the vacant Board position of Treasurer.
- The Board voted unanimously to have Embassy Landscaping do an additional pruning due to the unusual growth of shrubs....
- The Board voted unanimously to have the fountain in the small pond removed for inspection and possible repair due to not working after power shut down for Bldg. 1
- The Board voted unanimously to repair the sprinkler head at Bld. 25 that was running and would not shut off.

- The Board voted unanimously to approve bids for critical repairs to the irrigation system.
- The Board voted unanimously to make payment to ARI that includes change orders subject to review and adjustment when document evaluation completed.

#### TREASURER'S REPORT:

Tim Rellihan presented the financial report for the month ending May 31, 2015. Tim reported that total income was \$55,650; expenses were approximately \$12,000 for administrative; all service contracts were behind budget by \$1,004 for the month and \$32,046 year to date due savings for snow removal; repairs and maintenance under budget by \$6,429 for the month; and utilities over budget by approximately \$1,000. Total operating expenses for the month and year to date are favorable. Our operating account balance at the end of May is \$88,825.03 and our reserves balance is \$605,571.94 for a total cash account balance of \$694,396.

#### MANAGER'S REPORT:

Tim Rellihan gave an update on the status of foundation repairs on Buildings #5 and #11. It is anticipated that Building #11 will be completed by July 3; Building #5 has holes dug, but delays have been encountered. Anticipated complete date on Building #5 is July 8.

Patricia Sinclair requested that Tim provide an update on the two checks that we received from HD Engineering in settlement of an issue on carport evaluations. Tim reported that the two checks for \$3,100 and \$3,500 had been received. When asked which bank accounts these checks had been deposited to, Tim responded that he would check and get back to the Board.

Michelle Canales provided information from the maintenance log of events reported during the month of May. There have been several reports about residents not cleaning up after their dogs. This is a continuing problem. Another ongoing problem concerns trash being piled at the compactor and items like mattresses and carpeting thrown in which is not permitted.

An engineering evaluation on the pergola at the pool area has determined that it is safe in its present condition with winds up to 60 miles per hour. The report also provides recommendations for repairs that will improve the condition of the pergola.

There were many reports related to foundation and siding work in progress on the property.

There have also been a number of illegal parking incidents on the complex. Residents are asked to take pictures of the vehicles and notify the property manager. Letters have been sent and fines have been made for illegal parking. This is a safety hazard for emergency vehicles that may need to enter the property. Illegally parked vehicles are also subject to being towed at the owner's expense.

#### COMMITTEE REPORTS

There was no report from the **Architectural Committee**.

The **Landscaping Committee** report mentioned the new plantings at the side entrance that are being provided by Block. There was a brief discussion on providing sufficient irrigation for these new trees and plants. It was requested that an email be sent to residents notifying them that they can obtain spigots to use on the outside water connection for their unit. This will allow residents access to water for washing out their garage, cleaning windows, etc. Also mentioned was the application form for homeowners wishing to purchase plants for their flower beds. The application will be submitted to the Board for approval for possible implementation in the fall.

The **Nominating Committee** had no report.

The **Covenants Committee** reported that they have a new member who has joined their committee.

The **Social Committee** report included an invitation to all residents to gather for fireworks viewing at the side entrance. Daphne invited all interested to bring lawn chairs and beverages and join her for this event.

Discussion followed concerning the property, current projects, conditions of roads, individual views on the appearance of the community, and questions about what the Board was going to do to solve the problems. A resident has suggested that consideration be given to obtaining a loan to fix the roads and other unfavorable conditions; maintaining the current monthly repayment amount, but extending the length of the loan. The Board asked homeowners present for a show of hands of those interested in increasing our debt for this purpose. Several present did raise hands. Several present expressed not wanting to increase the total amount of the loan.

The Board announced that Centennial Management will be our new property management company effective August 1, 2015.

The meeting was adjourned at 7:20 PM.

Minutes recorded by Patricia Sinclair.