



TOMAHAWK CREEK CONDOMINIUMS ASSOCIATION, INC

Board of Directors Meeting

May 29, 2025 6:30 PM
Tomahawk Creek Clubhouse
11600 Tomahawk Creek Pkwy
Leawood, KS 66211

BOARD MEETING AGENDA

I. HOMEOWNERS OPEN FORUM

6:30 pm – 6:47 pm

II. CALL TO ORDER - 6:47 pm

Member Present: Kathi Fern (President), Edrissa Cham (Secretary), Debbie Schuler, and Nika Sien.

III. PRIOR MEETING MINUTES 6:47 pm

Edrissa passed the motion to approve the prior meeting minutes for March 27, 2025, Debbie seconded the motion and all approved.

IV. APPOINTING NEW BOARD MEMBERS - 6:48 pm

Kathi Fern passed the motion to appoint board members Debbie Schuler and Nika Sien, Edrissa seconded, and motion approved.

V. PRESIDENT REPORT – 6:48 pm – 7:02 pm

VI. MANAGEMENT REPORT – 7:02 – 7:05 pm

VII. FINANCIAL INFORMATION/TREASURER'S REPORT - 7:05 pm – 7:09 pm

VIII. COMMITTEE REPORTS – 7:09 – 7:19 pm

A. LANDSCAPE

B. SOCIAL

C. COVENANTS

IX. OLD/UNFINISHED BUSINESS – 7:19 – 7:28 pm

A. RATIFICATION OF TREE REMOVAL & TRIMMING

Edrissa moved the motion to approve Focal Pointe's Landscape Maintenance Proposal work not to exceed \$1,437, Debbie seconded the motion and all approved.

B. LIMITING RENTALS

C. RATIFICATION OF IRRIGATION REPAIRS

Debbie moved the motion to approve Focal Pointe Irrigation Proposal work in the amount not to exceed \$5,529.21, Edrissa seconded the motion and all approved.

D. COLLECTIONS RESOLUTIONS

E. RATIFICATION OF FOUNDATION WORK FOR BUILDINGS 4 & 8

Debbie moved the motion to approve KC Pier's bid building structural repair work at building 04 for the amount not to exceed \$15,000, Nika seconded the motion and all approved

Debbie moved the motion to approve KC Pier's bid building structural repair work at build 08 for the amount not to exceed \$13,050, Nika seconded the motion and all approved

F. NEW COMPUTER FOR OFFICE

Nika moved the motion to buy an office computer from CDW at an amount not to exceed \$1,060.50, Debbie seconded the motion and all approved.

X. NEW BUSINESS 7:28 – 7:47 pm

A. RULES & REGULATIONS UPDATE

Debbie moved the motion to approve the changes to the Rules and Regulations, Nika seconded the motion and all approved.

B. POTS, BIRDFEEDERS, AND WINDCHIMES

C. FALL ASPHALT PROJECT

Debbie moved the motion to accept the bid from McConnell and Associates for Fall Asphalt Project for an amount not to exceed \$47,294, Edrissa seconded the motion and all approved.

D. SPRUCE TREATMENTS - FOCAL POINTE

Debbie moved the motion to approve the bid from Focal Pointe for an amount not to exceed \$1,656.15, Edrissa seconded the motion and all approved.

E. BUILDING 23 & 24 GRADING & SOD INSTALL - FOCAL POINTE

Debbie moved the motion and Nika seconded the motion to approve the bid from Focal Pointe for building 23 grading and sod installation for an amount not to exceed \$1,080 and all approved.

Debbie moved the motion and Nika seconded the motion to approve the bid from Focal Pointe for building 24 grading and sod installation for an amount not to exceed \$3,797 and all approved.

F. TREE & STUMP REMOVALS - FOCAL POINTE

Debbie moved the motion to approve the bid from Focal Pointe for tree and stump removal for an amount not to exceed \$1,582, Edrissa seconded the motion and all approved.

G. LANDSCAPE INSTALLATION BUILDING 2 - FOCAL POINTE

Debbie moved the motion to approve landscape installation on building 03 by Focal Pointe for an amount not to exceed \$3,633, Nika seconded and all approved.

H. BUILDING 20 CARPORT - FOCAL POINTE

Debbie moved the motion to approve the removing of existing pear tree next to carport at building 20 by Focal Pointe at an amount not to exceed \$1,156, Nika seconded the motion and all approved.

I. TREE TRIMMING - FOCAL POINTE

Debbie moved the motion to approve for tree trimming at buildings 15, 18 and 28 by Focal Pointe at an amount not to exceed \$1,109, Nika seconded the motion and all approved.

XI. ADJOURNMENT – 7:49