

TC HOA June Board Meeting

June 16, 2011 6:13-6:57 PM

Minutes, by Leslie Champion

Participants:

Signature Staff: Leslie Champion Property Manager, Samantha Gwin

TC HOA Board Members: Don Lickteig, John McKelvey, Jo So, and Gerald Clamors, Gayle Voyles
Tom Scanlon on the Agenda

Homeowners: Rochelle Mitz, Ken Patrick, Tom Scanlon, Dearline Terrell, Fannie Vaughn, and Shirley Zhang

Called to order by Board President Don Lickteig at 6:13

Topics Discussed:

May minutes have been approved by email.

Tom Scanlon had 3 issues to discuss.

1. Use of the bulletin board. He put up flyers advertising his rentals and his service and the flier was taken down, he wasn't told about it and thought it was uncourteous to not have been given an explanation. Why can't people in the community put up their business info? Bill Gates had his sign up. Don mentioned the sign was removed. Some discussion ensued and Don said it has been an unwritten rule that it wasn't to be used for commercial ventures but for the owner sales/rental of units, sofa for sale and community events. There have been some homeowner side business ads allowed. Otherwise every realtor, car salesman, etc would have signs posted.
2. Asked about the refund of his \$100 for renting the clubhouse for Hoa meeting. Discussion ensued about what was considered private vs. open to anyone in the community. Tom wanted a poll of the Board and not one person acting as spokesperson. He felt the board was divided and wants a unified board called for Don to resign so it might be unified. After discussion he withdrew his 3rd issue. Gayle made a motion to return his rental fee, John seconded. Jo, Gerald and Don voted no. Vote not carried, no refund.

Financials

Sam discussed May's financial report.

Operating account	\$ 48,218.78
Reserve account	\$ 62,167.12
Money Market account	\$ 75,044.23
CD Accounts	\$297,569.13
Surplus of	\$33,639 YTD

Norton and Schmidt reviewed the proposals for building 18 that were submitted by KC Masters and Arrow Foundation. They still had a few piercing and drainage questions and will have final report for review this coming week.

Delinquency report:

As of May 16th total delinquent is \$33,503.32 this includes the following:

Current court actions in the amount of \$22,857.66

Current small balances and carport/balcony charges in the amount of \$5,413.66

Liens were filed accordingly

Liens need to be updated every two years per the association's attorney we will update yearly.

Adjourn 6:57