

TC HOA October Board Meeting

October 15, 2011 6:15-6:57 PM

Minutes, by Leslie Champion

Participants:

Signature Staff: Leslie Champion Property Manager, Samantha Gwin

TC HOA Board Members: Don Lickteig, John McKelvey, Gayle Voyles, Jo So, Linda South, Chair of Covenants committee

Guest: Jennifer Breece, homeowner

Homeowners: Ken Patrick, Karen Mann, Daphne Reitz, Bob Harber, Paul Clark, Pat Bittinger, Jan Barnett, Deni Thomas, Jacob Matthews

Called to order by Board President Don Lickteig at 6:15

Topics Discussed:

September minutes have been approved by email on 9-29

Jennifer Breece spoke regarding her revised version of the board amendment. She and her group were able by knocking on doors to get approximately 100 votes/proxies. About 40%, this hasn't been validated. She asked that a board member put forth a motion to put off the work to be done on building 18 until the end of the year. This would allow her group more time to try and get the 67% needed to pass the amendment. After discussion John McKelvey made the motion to extend the vote on Jennifer's version until the annual meeting December 15. Jo So seconded the motion. Motion carried

Financials Sam

Money market and operating account is \$42,170.82

Reserves \$72,254.60 with CD's \$ 371,651.73 total

Under budget surplus \$13,856 due to higher than normal water bills.

We have spoken with Dana Sargent-Buhl the Water One supervisor and they have gone back to 2006 and there have been several bills with over a million gallons. In fact there was a period between 07 and 08 that TCC showed zero water consumption and was not billed. We have also had a plumber come out to check for leaks and none were found. The board has requested management get figures 2006 forward showing consumption.

Managers report Leslie

Sprinkler closets are taking longer than planned 1-23 are complete. Bill will start caulking the concrete cracks once the sprinkler closets are completed. He will also be replacing the pool light globes and painting of the parking spaces and

curbs. Some gutter down spouts are in need of replacing and we have planned to get these repaired before the bad weather sets in. Epic will be winterizing the irrigation system and turning off the sprinklers in the next couple of weeks.

Delinquency

\$14,821.68 - 6 delinquent accounts with legal action.

\$ 838.43 - 6 carport/balcony charges that are due.

One resident is taking TCC to small claims court over fees. Court is scheduled for November 22. Don and Leslie were served.

Don

Rentals are continuing to increase. Some HOA communities have been limiting rentals. Indian Creek Estates started this 2-3 years ago. Sam advised she had met with a realtor who explained this may increase foreclosures as people may walk away from their property. Currently the property does not meet FHA requirements, one of the reasons is the high rental percentage. The realtor also advised not allowing renters may cause homeowners to rent their property without approval leaving the association with no information on the tenants. There doesn't appear to be an answer to this problem.

Leawood Green Team- TCC has been classified as a commercial account so Tomahawk won't be required to recycle. Deffenbaugh has a trial program and TCC can be a part of it. As soon as Sam has all the information she will share it with the board.

Building 18's project had a tentative contract with Arrow, that was to be signed after the Oct. 20th amendment vote. Sam will contact Mark with Arrow to let them know him we will need to push back signing of the contract until after December 15. Don will speak with the owners of building 18 to let them know the outcome of the amendment vote and what the next steps are.

Board member applications are to be turned in by November 23. Currently Farrah Fink is the only person on the nominating committee. The Bylaws require 3 members. Jennifer Breece advised she would volunteer to be on the committee as long as it didn't preclude her from running for the board. Linda South confirmed that being on the nominating committee would not interfere with her running to be on the board. Jason Purniton has also turned in his application. The election will take place at the December 15th annual meeting.

Tom Scanlon is suing Tomahawk Creek in small claims court over fees on his account. The court date is November 22.

Adjourn 6:57

After the meeting Gayle Voyles, Don Lickteig, Sam Gwin and Leslie Champion tabulated the amendment votes. The vote failed receiving only 17.0363% of the 67.7% required weighted vote.

