

TC HOA September Board Meeting

September 15, 2011 6:15-6:50 PM

Minutes, by Leslie Champion

Participants:

Signature Staff: Leslie Champion Property Manager, Sean Schickedanz

TC HOA Board Members: Don Lickteig, John McKelvey, Gerald Clamors, Gayle Voyles

Guest: Howard Barewin, attorney for HOA

Homeowners: Ken Patrick

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

Topics Discussed:

August minutes have been approved by email on 9-7.

Financials

Don briefly went over financials in Sam's absence. He had a few questions, mostly on coding of expenses and he will get with her.

Expenses are under \$17,745 as painting has started late and bills haven't been submitted yet.

Managers report

Leslie discussed various projects that are going on.

1. Pool closed early due to parasite. Heschmeyer Pools added 46 new tie downs for the cover due to new concrete. New pool light globes have been received and will be installed. The pool pump room(chemicals stored) needs to be better ventilated, Bill can take care of this.
2. Sprinkler closets are being painted and getting new door knobs. This will be completed by the end of September. Thermometers for closets, Don is getting the "in the door model" for Bill to order and use.
3. Bill will start caulking the concrete cracks once the sprinkler closets are completed.
4. Bill will be finishing the striping of car spots and drive lanes. We have gotten a new stripper to better do the job.
5. Building painting has started on building 20,25 and 27.
6. As weather changes fall pansies and holly will be planted at the entrance.
7. I Have received about 80% of the insurance certificates and I'm inputting them.
8. ASC-I only have a few stragglers left.

Delinquency

\$12,871.34-6 delinquent accounts with legal action. 28L will be sent a demand letter

\$ 1,150.57-7 carport/balcony charges that are due

Gayle has a new name of someone to work on the nominating committee

Don

We are now at 76 rentals up from June 64 heading to 80. This is mostly due to financing and the economy. People can't sell their units, so they are renting them. It was brought up when TCC was an apartment's there was a better clientel. Apartments have the right to set the criteria, the HOA doesn't have that right. They can ask for a copy of the lease, but don't necessarily have the right to require credit checks or deny leases based on too many. The only way to prohibit leases is to change the Decs. The primary lenders are Fannie Mae and Freddie Mac. In order to qualify for FHA there must be a required amount in reserves as well as a small percantage that is rental property.

Leawood Green Team- Deffenbaugh has been no help in how to recyle. Sam is getting with Town and Country for their input. The city will enforce ordinance 1-1-12.

It has been asked with regards to building 18 why the money doesn't just come from the reserves. If money is taken from reserves the HOA will lose interest charges and we should want to conserve our resources. Howard said options are to do a special assessment or dues increase. Don shared the proposed amendment change, proxy and vote which will be passed out at the quarterly meeting. Leslie will email/mail to homeowners on Friday September 16, 2011

Adjourn 6:50