

**Tomahawk Creek Monthly HOA Meeting
April 19, 2007 (7:00 PM)**

Participants: All board members, John Clock and Cynthia Selder/The Tiehen Management Group, and approximately 26 homeowners.

Linda welcomed homeowners to the meeting and asked for reading of the minutes and the TC Secretary read the minutes.

Linda asked if anyone had corrections to the minutes. There were none. A motion was made to approve the minutes as read, and Ken seconded the motion. They were unanimously approved.

Financial Report by John Clock –

Income Year –to-Date: \$199,111-- That is \$5,028 more than projected primarily due to bank interest and prepaid dues, and increase in cable income.

Expenses YT: \$189,803 -- That is \$839 more than projected; we've had some major expenses primarily due to the weather. We're over budget in a couple of categories

Net Income: \$7,308; \$4,189 more than planned.

Cynthia's Report -

Dog waste is somewhat better. Please continue to report offenders.

Someone asked who could call to have parked vehicles towed from fire lanes. Cynthia said that anyone can call; it did NOT have to be the management company. Pro-Tow is the company homeowners should call; their phone number is listed on signs at the two entrances to our property.

Dumpster Weekend –Cynthia thanked homeowners for helping us make this a successful way of getting rid of things that couldn't go in the compactor.

Window washing company bids - Prices and sign up sheets will be posted. Group rate – but Cynthia needs to verify how many need to be signed up to get the discount.

Extreme Clean 88 – Tony Gonzolas – 12 unit buildings (outside only \$24.95/inside additional \$19.95 for inside; TH \$29.95 and \$19.95 for inside). They do not take off the screen. Cynthia will get their certificate of insurance; people can sign up in Cynthia's office.

Imperior Window Cleaning

\$20/outside; inside and outside \$40

Committee Reports:

Architectural Standards – Major item of business was viewing violations across the complex. It was determined that clarification of standards may be needed. Due to upcoming spring cleaning time, planting issues were first priority.

Declarations say nothing can be planted directly in the ground without submitting a request for improvement application to Cynthia, to Arch. Standards Committee, and then to the Board of Directors. Cynthia will have the job of informing people they are in violation.

Charcoal grill – Leawood City Ordinance – prohibits charcoal grills on patios and decks; a charcoal grill sitting on the deck is intent. Those continuing to violate the ordinance will be sited, fined, and grills will be confiscated. Homeowners could also be fined by TC HOA.

Jori added that committee meetings are held on the fourth Thursday's of the month at 5 PM in the clubhouse. Homeowners are welcome to leave notes for this committee or attend a monthly meeting.

Landscaping Company –

HO Question: Can they do some reseeding?

Board Response: Report those areas to Cynthia. Epic is our new landscaping company; we need your help with identifying things needing their attention (irrigation head issues, sectional lack of grass, etc.). They will be planting colorful plants in May.

Social Committee -

Linda introduced Anita Donaldson, as the HOA's new Social Committee Chair. **Pool Party – June 9th**; if willing to help Anita please let her know (through Cynthia).

Old Business – Do homeowners have any old business to report?

Linda South – Beginning in May the board will resume the revisions of By-Laws and Declarations; we hope to have something for you to review by mid-summer.

Painting – Paul Potter's Company has been awarded the wood rot contract; Bldg. 4 will be power washed; wood rot will be dealt with first, then followed up with the painting process. Once they get into actual painting they will repair any additional wood rot as they see it.

Ken, kind of the good news: All buildings will be done and all wood rot repaired; 6 year warranty. That money will be available for other things and increasing reserves is one of those changes. We are catching up with maintenance that Pauls Corp. did not maintain. We're using improved materials and if we keep the maintenance program going we will see the maintenance expenses decreasing over time.

M & M Painters wanted the painting job that is already under contract. We have references on all of the companies. M & M is a painting company; they would have had a sub-contractor do the work. Linda announced that the board has awarded the bid and the painting will begin as soon as the weather permits.

Concrete Issues - Concrete sections have been designated to be replaced this summer. We're receiving bids on those.

Debra – I'll be making a presentation next month about why everyone other than one-bedroom homeowners cost the association more, and haven't paid enough dues.

Budget Discussion - The budget is in the office and homeowners have always been able to come by and review it.

John Clock: I've never heard the board discuss HOA dues increase in the near future. We can withstand these unexpected expenses. The \$100,000 spent on painting will be available for other projects, or we could increase the amount put in reserves per year. We have about a quarter of a million dollars in reserve now. We're in pretty good shape.

Ken: I sweat the small stuff; I want to see major projects projected out over time. We are on track and in pretty good shape. We are mindful that there are people here on a budget and make decisions that are best for the overall community. We are hopeful, that by July, we'll have a better evaluation to get out for you. We'll have projections for the rest of the year.

Seal Coating will be done this year (scheduled and budgeted for later in the year) to extend the life of our roads.

Pond Fountain Issues – there have been pollutants draining down from a city construction job. The construction company that built Sunrise dredged our pond twice this year and feel they've taken care of their portion of the problem. Several years ago; ponds were dredged. If we can't remediate the silt from coming in (totally rock the edges of the pond-very expensive project) we'll need to dredge again sometime in the future and need to plan for it. Another idea to look into is building a fence to keep debris from floating into fountain motors.

Compactor Ongoing Issue – A homeowner shared concern that this ongoing problem could become a health issue. Linda shared that is why we thought the dumpster weekend would help. We are mindful of one bedroom homeowners not having a garage. Cynthia is in the process of posting a sign about pushing the button. Another option we explored was installing a video camera and then fining homeowners who are in violation.

Ron – Raised concern regarding a business near our complex that didn't have a dumpster. He believes they are violating OSHA EPA laws- plastic surgery trash placed on the sidewalk and then blows down to our property. Cynthia stated that she has notified the office manager who said they are in a debate with the City on that issue. Cynthia said she'd get the instructions up for homeowners to cycle the trash, as needed.

The painters and repair people will have trash while replacing wood rot. Another dumpster will be brought out and placed closed to the trash compactor – they are not to use our compactor.

Georgia has moved and beginning in May, Gerald Clamors will host a coffee/social hour each Saturday morning (9 – noon). We welcome homeowners to come to the clubhouse and visit and/or to pick up packages during those hours.

There won't be anyone here to receive packages during the afternoon. If you have comments on suggestions on other ways to handle the mail we welcome those suggestions. Our mail lady will either deliver packages to homeowners' doors (on Saturday), or take them back to the Post Office. She can't bring them back a second time. If it is a big enough issue, maybe another volunteer could work the afternoon hours.

Is there any other business?

If there is nothing else, the meeting is adjourned. Have a good evening.

President South adjourned the meeting at 8:10 pm.

Respectfully submitted,
Gayle Voyles,
TC Secretary and Treasurer