



TOMAHAWK CREEK CONDOMINIUMS ASSOCIATION, INC

MINUTES

August 22, 2024 6:30 PM

I. HOMEOWNERS OPEN FORUM - 6:30 pm – 6:57 pm

II. CALL TO ORDER - 6:57 pm

Members Present: Allison Luthi (President), Jason Lank (Vice President), Edrissa Cham (Secretary), Kathi Fern (Treasurer)

III. PRIOR MEETING MINUTES - Allison Luthi (President) – 6:58 pm
Kathi moved to approve the prior meeting minutes for 06/27/2024 and Jason seconded, all approved.

IV. PRESIDENT REPORT – Allison Luthi (President) – 6:59 pm – 7:10 pm

V. MANAGEMENT REPORT – Finnegan Raso (Property Manager) – 7:10 pm – 7:16 pm

A. ARCHITECTURAL MODIFICATION REPORT

B. DELINQUENCIES

C. VIOLATIONS

D. MAINTENANCE/WORK ORDERS

E. ACTION ITEM

VI. FINANCIAL INFORMATION/TREASURER'S REPORT – Kathi Fern (Treasurer) – 7:16 pm – 7:20 pm

VII. COMMITTEE REPORTS – 7:20 pm – 7:35 pm

A. LANDSCAPING - Pete

B. ASC - TBD

C. SOCIAL – Daphne Reitz

D. NOMINATING - TBD

E. COVENANTS – Daphne Reitz

F. WEBSITE – Emile Hong

G. COMMUNICATION – will be removed from the agenda

VIII. OLD/UNFINISHED BUSINESS - 7:35 pm – 7:40 pm

A. WATER LOSS INSURANCE CLAIM UPDATE

B. LIGHTING UPDATE

IX. NEW BUSINESS – 7:40 pm - 8:04 pm

A. FOUNDATION BIDS

Kathi moved the motion to repair the foundations of building 2, 7 and 24 through KC Pier at a cost of \$35,000 and Jason seconded the motion, all approved.

B. RESERVE STUDY BID

Kathi moved the motion to for Facilities Advisors to perform a Capital Reserve Study at a cost of \$3,750, Jason seconded and all approved.

C. MID-SEASON IRRIGATION REPAIRS

Kathi moved the motion for Epic Landscape Productions to perform mid-season irrigation repair at a cost of \$7,983.38 and Jason seconded, all approved.

D. CLUBHOUSE & MAINTENANCE GARAGE ROOF TILES

Kathi moved the motion for Bordner Home Improvement to repair the garage roofs of the clubhouse and the maintenance garage at a cost of \$3,850 and Jason seconded, all approved.

E. LIMITED COMMON AREAS & FACILITIES REVIEW

X. ADJOURNMENT – 8:04 pm