

Tomahawk Creek HOA Meeting
May 17, 2007
7:00 PM

MINUTES

Participants: Linda South, Gayle Voyles, Ken Patrick, Debra Smith, John Clock, Cynthia Selder, Howard Barewin, and Jim Tiehen. Approximately 75-80 homeowners were in attendance.

President South welcomed homeowners to the monthly meeting promptly at 7:04 PM. She called the meeting to order and pointed out water, punch, and decaf coffee. If anyone wants a seat, we have several up in front. Is anyone meeting with us for the first time? Several homeowners raised their hands. Those members were welcomed and recognized by the Board.

The HOA Secretary read the Summary of the April 19, 2007 Minutes. Linda South asked if there were any corrections? There were none; a motion was made and seconded to approve the minutes as read; the motion to approve was unanimously approved.

Financial Report by John Clock

Income-year-to-date was \$10,690 more than anticipated primarily due to bank interest, pre-paid dues and the collection of dues from 10L. Net Income year-to-date was \$20,558 more than anticipated. The \$10,000 budgeted for drainage has been delayed due to other unexpected expenses (snow/ice removal and wood rot) than anticipated. As we get a better handle on the expenses we'll look at the drainage issue again.

Expenses – Administrative Expenses were \$170 under budget. Service Contracts – Expenses were \$1,306 under budget, as we have not received bills for fountain work. Repairs and Maintenance Expenses were \$9,280 under budget as we did not spend any of the \$10,000 budgeted for drainage work. Four roofs were repaired for \$3,525 exceeding that category by \$1,425. **IN SUMMARY: Total Expenses year-to-date were \$9,868 less than anticipated and Net income year-to-date was \$20,558 more than anticipated.**

Cynthia's report:

Painters are now working on Buildings 3 and 4, and the rest of the buildings on this summer's schedule should be completed. Concrete repairs should start in June.

Questions?

Homeowner: Are the driveways going to be repaired?

Cynthia: That is asphalt and they will be coming back to address the issue with your work that was done last year.

Jori, Architectural Standards Committee Chair, reminded homeowners that any replacement materials for window replacements must match the style of the original window. This is also true of doors that are replaced. She continued by reading what the Declarations say about window coverings: "All curtains, drapery materials, window

shades, or other window treatments visible from the exterior of a unit shall be white or off-white in color and shall not be of a reflective material.” The next ASC meeting will be held next Thursday, the 24th of May, at 6 PM in the clubhouse; homeowners are welcome to attend, or submit issues for the committee to address, to Cynthia.

President South asked if there were any other reports; there were none.

Announcements: After our last meeting we had a building alarm go off. Each building has an alarm that gauges the water pressure within the sprinkler system pipes. These alarms are important; if you hear the alarm you should report it to Cynthia; if after hours – call the maintenance emergency number—so someone will come to turn it off. They are very loud. There is a sensor on the water pressure gauge.

Old Business:

President South asked if anyone had any old business to discuss; there was none.

New Business:

On May 1, a motion was made to bring conduct not becoming a board member to the community. A discussion took place before votes were submitted; the outcome is listed below:

112 voted Yes to remove Ms. Smith from the TC HOA Board (33.6%)

67 voted No (16.1%)

Total number of homeowner votes 179 (49.7%)

Homeowner: When is the next HOA Board Meeting?

Business as usual, Next Thursday, May 24th at 6 PM

Respectfully submitted,
Gayle Voyles,
TC HOA Secretary and Treasurer