

Tomahawk Creek Homes Association
Board of Directors Meeting

AGENDA
May 28, 2015
6:00 pm

APPROVED

Board Members:	President	Jennifer Breece
	Vice President	Patricia Sinclair
	Secretary	Greg Bolts
	At Large	Ron Worth.....ABSENT

Tiehen Attendees:	Michelle Canales	On-Site Manager
	Tim Rellihan	Property Manager

Meeting was called to order at 6:00 pm with Jennifer Breece, President, introducing all Board Members and Tiehen onsite staff.

Jennifer Breece gave the President's Report where:

- Minutes of the April 23, 2015 Meeting Minutes were Approved
- Jennifer addressed the resignation of Jennifer Nearing, Board Treasurer

Greg Bolts, Secretary, gave the Secretary's Report:

- Board email votes since April 23, 2015 as follows:
 - Board voted unanimously to accept the April 23 Board Meeting Minutes.
 - The Board voted unanimously to require ARI to change the siding on the corners of the buildings resided at each end... Units C and L, so they match the old siding.
 - The Board voted NO in a vote of 3 to 2 to approve the proposals to make certain repairs to the irrigation system.
 - The Board voted YES to award the bid to Cornerstone for foundation work on Bldgs. 5 and 11 by a majority vote.
 - 5/4 - Vote to keep fine in place for resident for dog off leash and not cleaning up after them - 4-0 vote to keep fine in place
 - 4/30 - Decision to not allow owner to hang up inflatable owl in carport.
- 3-0 decision to not allow the inflatable owl

Tim Rellihan, Tiehen gave the Treasurer's Report consisting of items questioned by the Board:

- Explained why two (2) roofing loan payments made in April, and stated there will not be a May payment.

- Reported that a check issued to Bill Gates had been paid in error and that the money had been returned.
- Question on purchase of Bow Wow Dog bags was explained. HOA uses approximately 4,000 a quarter, and it just happened that two purchases appeared on statement.
- Refunds were sent out for overpayments.
- During Bill's April vacation double labor billed.
- Overpayment on Trash Removal
- Income Tax question, Tiehen repaid \$25.00 was recovered from the bank for bank charge.

Tim Rellihan gave the Manager's Report:

- Pergola is in need of repair. We have bids to fix it, or tear it down. Motion by Pat Sinclair, seconded by Greg Bolts and 3-0 Vote to hire an expert for a max of two hours @ \$200.00 to obtain engineering report to see what is our best outcome.
- Children are riding bikes and scooters in the pool. Parents were spoken to. Request for Michelle to send an email out to all.
- Asphalt and concrete repairs were discussed with the difference of cost between Calvert and Paradise.
- Tiehen resignation was announced by Tim Rellihan
- Foundation Repairs on Bldgs. 5 & 11 are being started.
- Tim Rellihan spoke about the difference of box forms for the doorways.
- Construction obstacles were discussed.
- Board is trying to prioritize repairs to all asphalt and concrete.
- Town Hall meeting will be in the next couple of weeks to discuss priority repair projects.

Michelle Canales gave the Maintenance Report:

- Pet owners still are not picking up after their dogs.
- Excrement was found in the enclosed tennis courts.
- Trash is being piled up at the compactor.
- Carports were pressure washed and painted.
- Complaints by residents of grass being blown on their patios and crews working on Saturdays.
- Because of extensive rain, painting has been rescheduled and will be completed as soon as possible with the schedules.

- New Siding on 11601 has started
- All C and L units will get the trim replaced as necessary
- Engineering report on 11602 Falbe stated it was not a foundation issue, just normal building settlement.
- Shutters will be ordered in black to replace damaged or warped shutters.
- Inspection of gutters and roofing by Bordner. Several tiles on 11607 are broken.
- Mid America has completed the Pool.
- Bill will work on Pool
- Pool Pergola has been discussed earlier.
- Report of leak on units 11618 D and 11618 A has been resolved with caulking.
- Parking fines for 11618 and 11622 for vehicles.
- Cornerstone has started foundation work on 11611 with 11605 to follow.
- Trash Compactor has had two (2) breakers replaced on the compressor for the hydraulic motor.
- TimeWarner Cable still has orange cable from Bldgs. 11627 to 1628
- There was a wiring issue between air conditioning units of 11608 A & B. That has been resolved.
- Discussion on the painting of the doors BLACK. Doors will need to be opened and given time to dry. Residents were concerned about safety. Michelle and Tim will research what can be done.
- Motion was made by Greg Bolts to accept the Calvert Paving proposal to fix asphalt by Bldg. 28 for \$4,350.00. It was seconded by Pat Sinclair, and passed.

Committee Reports:

ASC

Rochelle Mitz

- Working with Michelle and Board for final guidelines for windows and doors. Rochelle will work to complete and get to Board for approval.
- Approval of exterior guidelines.
- Version of Rules and Regulations was discussed.

Landscaping

Karen Mann

- Discussed we have a form for purchasing outside plants for residents.

- Discussion of landscaping application.
- Different types of plants were discussed.
- Concerns of mowers and mowing.
- Pruning Issues

Social

Daphne Reitz

Pool Party was well attended. Time Warner supplied Pizzas.

Nominating

Rochelle Mitz

Nominating Committee would entertain any and all to join and help make Tomahawk Creek Condominium a vibrant community.

Covenants

No Report

Old Business

Rochelle Mitz needs help on the Architecture Committee.
Covenants Committee would like volunteers.

New Business

Shocked that Tiehen is leaving and questions on who will be taking over. Rumors of Michelle and Bill being out of work was addressed. Pat Sinclair stated that she had heard that Michelle had stated she did not have a job with Tiehen at this point and briefly talked about her interest in potential work for new company. Board stated getting a new Property Manager is the first priority. Residents were concerned how the Board will work with the new property management company.

Jennifer Breece, President, adjourned the meeting at 7:21 pm.

Minutes taken by Greg Bolts

Edited and approved by Board of Directors