



TOMAHAWK CREEK CONDOMINIUMS ASSOCIATION, INC

Board of Directors Meeting

September 25, 2025 6:30 PM

Clubhouse

11600 Tomahawk Creek Pkwy

Leawood, KS 66211

MINUTES

I. HOMEOWNERS OPEN FORUM 6:30

II. CALL TO ORDER 6:42

Members present: Kathi Fern (President), Jason Lank (Vice-President), Nika Sien (Treasurer), Debbie Schuler (Member-at-Large)

III. PRIOR MEETING MINUTES 6:42

Jason motion to accept the minutes from July 24, 2025, Nika seconded, and all approved.

IV. PRESIDENT REPORT 6:45

V. MANAGEMENT REPORT 6:45

VI. FINANCIAL INFORMATION/TREASURER'S REPORT 6:53

VII. COMMITTEE REPORTS 6:55

A. LANDSCAPE

Pete reported.

B. SOCIAL

Daphne reported.

C. COVENANTS

VIII. OLD/UNFINISHED BUSINESS 7:00

A. RATIFICATION OF FIRSTSERVICE RESIDENTIAL TAKING OVER PROJECTS

B. RATIFICATION OF THE FINAL DRAFT FOR THE AMENDMENT FOR LIMITING RENTALS

C. RATIFICATION OF THE RULES & REGULATIONS CHANGES

D. RATIFICATION OF THE TENNIS COURT LIGHT & FRONT CLUBHOUSE LIGHT

E. RATIFICATION OF THE CLUBHOUSE FIRE SPRINKLER HEADS

Jason motioned to ratify old business A-J, Nika seconded, and all approved.

IX. NEW BUSINESS 7:10

A. DOOR REPLACEMENT FOR 28 J

B. REAL PEST SOLUTIONS CONTRACT

Jason motioned that we accept the Real Pest Solutions Contract, Nika seconded, and all approved.

C. WASTE MANAGEMENT CONTRACT

Jason motion to accept the Waste Management contract, Nika seconded, and all approved.

D. LAKE EXPERTS LLC CONTRACTE.

Jason motioned to accept the Lake Experts contract, Nika seconded, and all approved.

E. ADVANTAGE FIRE CONTRACT

Jason motioned to accept the Advantage Fire Contract, Nika seconded, and all approved.

F. ROOF TILES BID – BORDNER

Jason motioned to accept the Bordner contract for roof tile replacements, Nika seconded, and all approved.

G. WINDOW SCREENS

No action taken.

H. BILL BACK FOR FIRE SPRINKLERS FOR 23 A

No action taken.

I. CAR STICKERS

Tabled

J. 2026 BUDGET

Jason motion to approve the 2026 budget of \$1,221,128 along with a reserve fund transfer of \$480,000, Nika seconded, and all approved.

X. EXECUTIVE SESSION 7:51 PM

XI. ADJOURN EXECUTIVE SESSION 8:15 PM

XII. ADJOURNMENT 8:16 PM

APPROVED

DATE

