



# TOMAHAWK CREEK CONDOMINIUMS ASSOCIATION, INC

## Board of Directors Meeting

October 24, 2024 6:30 PM  
Tomahawk Creek Clubhouse  
11600 Tomahawk Creek Pkwy  
Leawood, KS 66211

### BOARD MEETING MINUTES

**I. HOMEOWNERS OPEN FORUM** - 6:30 pm - 6:38 pm

**II. CALL TO ORDER** - 6:38 pm – 6:38 pm

Members Present: Allison Luthi (President), Jason Lank (Vice President), Amber Schreiber (Member-at-large), Edrissa Cham (Secretary), Kathi Fern (Treasurer)

**III. PRIOR MEETING MINUTES** - Allison Luthi (President) – 6:38 pm  
Jason moved to approve the prior meeting minutes for 08/22/2024 and Kathi seconded, all approved.

**IV. PRESIDENT REPORT** - Allison Luthi (President) – 6:39 pm – 6:53 pm

**V. MANAGEMENT REPORT** - Finnegan Raso (Property Manager) – 6:53 pm – 6:59 pm

**A. ARCHITECTURAL MODIFICATION REPORT**

**B. DELINQUENCIES**

**C. VIOLATIONS**

**D. MAINTENANCE/WORK ORDERS**

**E. ACTION ITEM**

**F. CORPORATE TRANSPARENCY ACT** - 6:59 pm – 7:10 pm  
Kathi moved to hire First Service Residential to file CTA Compliance for the HOA for an amount not to exceed \$450, Jason seconded and all approved.

**VI. FINANCIAL INFORMATION/TREASURER'S REPORT** Kathi Fern (Treasurer) – 7:10 pm

**VII. COMMITTEE REPORTS** - 7:11 pm – 7:31 pm

**A. LANDSCAPE** - Pete

**B. ASC** - TBD

**C. SOCIAL** – Daphane Reitz

**D. COVENANTS** - Daphane Reiz

**E. NOMINATING** - Robin

**F. WEBSITE** - Emile Hong

**VIII. OLD/UNFINISHED BUSINESS** 7:32 pm – 7:45 pm

**A. RATIFICATION OF APPOINTING SERGEANT AT ARMS**

Kathi moved to ratify the appointment of Daphane Reiz as Sergeant at Arms. Jason seconded, all approved.

**B. RATIFICATION OF 50/50 PLANTING PROGRAM**

Kathi Moved to ratify previously approved 50/50 planting program with Suburban Lawn & Garden for the amount \$2,789.12. Homeowners will pay the remaining 50%. Jason seconded and all approved

**C. RATIFICATION OF SHUTTER WORK COST**

Kathi moved to ratify have 1 tech from First Service Residential Property Services Department to help Joel to hang shutters for the amount not to exceed \$1,540. Jason seconded, and all approved.

**D. RATIFICATION OF REMOVAL OF INSURANCE DEDUCTIBLE FROM BY-LAWS**

Kathi moved to ratify the Notice of Special Vote at the Annual Meeting on November 14, 2024 to remove: the insurance deductible amount not to exceed \$25,000, or such greater amount as may be approved by a majority of vote of member from the bylaws, Jason seconded and all approved.

**D. RATIFICATION OF STUMP GRINDING BID**

Kathi moved to ratify the decline from EPIC Landscape in the amount of \$2,840, Jason seconded and all approved.

**E. WATER LOSS INSURANCE CLAIM UPDATE**

**G. CAPITAL RESERVE STUDY**

**IX. NEW BUSINESS** 7:45 pm – 8:04

**A. LIGHTING BIDS**

**B. UPDATE RULES & REGULATIONS**

**C. OPEN DUMPSTER FREQUENCY 2025**

**D. COST TO RE-SLING POOL LOUNGERS**

**E. FIRE SPRINKLER RESPONSIBILITY**

**X. ADJOURNMENT** - 8:04 pm