

# **Tomahawk Creek Homeowners Association**

## **January 18, 2007 7:00 PM @ TC Clubhouse**

Linda South welcomed homeowners and introduced the board members to the homeowners attending the meeting. The December 2006 minutes were read and Linda asked if there were any corrections. A homeowner made a motion to approve the minutes, the motion was seconded, and the minutes were unanimously approved. Linda then asked for a motion to approve the proposed 2007 budget; a motion was made, seconded, and the proposed 2007 budget was unanimously approved.

**Financial Report:** John Clock stated that everything is in really good shape and there were no HOA dues increase this year. A homeowner asked if they could get a copy of the financials and Linda said they were available in the office.

**Social Committee:** Linda shared that a committee was being formed.

### **Architectural Committee Report:**

- Jori Church gave the committee's report and stated that the committee met on January 11<sup>th</sup> with Cynthia to review a list of the 2007 budgeted projects (concrete/sidewalk repairs, exterior painting, asphalt repairs/seal coats, landscape drainage issues, and shrub replacements).
- **The committee discussed the importance of reminding homeowners to submit applications for any changes made to the outside of units** and discussed the request for front storm/screen doors to be approved. No decision was made at the initial meeting, but the committee noted the conflict that exists between individual freedom and maintaining a consistent look across the property.
- Homeowners were encouraged to attend the committee's Feb. 8<sup>th</sup> open meeting in order to provide input on current issues. The committee will meet on the second Thursday of each month.
- The committee also shared that upon their initial review of the governing documents regarding hardwood floors being allowed on second floor units that they did not see a problem. Linda South announced that the board was in the process of discussing this issue and would report their findings within a couple of weeks. They board was leaning towards drafting specifications regarding width of required padding and possibly a certain percentage of floor space being covered with rugs.

### **Cynthia's Report:**

- Dog waste is still a problem. She continues to get reports of homeowners not picking up after their pets. She asked homeowners to please remind dog owners that they see not picking up waste of the regulation, and if they continue to not pick up the waste to report them to her.

### **Old Business:**

- Linda announced that the business center is now open 24/7; entrance is through the back door by the pool.
- Additional HOA service – a dumpster will be brought onto the property for non-toxic/large item pickups once or twice this year (maybe Friday- Monday). A notice will go up informing homeowners of the specific dates of scheduled pickups.

### **New Business:**

- The board is in the process of reviewing the By-Laws and Declarations.
- The attorney said we should consider having our annual meeting at a time other than December so all financials would be available; the board is considering having the annual meeting in February.

### **Homeowner Comment**

- Todd Miller thanked those neighbors in Tina's area for understanding the unusual number of people parking in restricted areas during the recent death of her husband. A request was made for the board to reconsider the assigned parking issue. Linda South reported that it is unfortunate that the quadrant on the hill is still having parking issues. She added that possibly homeowners in that region might benefit from having town meetings.

Linda asked if homeowners had other comments or questions; there were none.

The meeting was adjourned at 7:57 PM.

Respectfully submitted,

Gayle Voyles, Secretary  
TC HOA