

February 16, 2006
5:30 PM
Tomahawk Creek HOA

Issues:

Participants: John Clock, Cynthia Selder, Steve McWilliams, Chris Sanders, Linda South, Gayle Voyles, and Mike McGrew.

Issues Discussed:

- Minutes are sent to Tom Scanlon's website for posting.
- The Board decided that future monthly HOA meetings will be held every third Thursday: officers' meeting from 5:30-6:30/open forum.
- Treasurer's Report and handout for Open Meetings will be a half page – one page financials page

Committee Reports:

Landscaping Report: Mike asked for clarification regarding the landscaping budget; John handed him the current budget. Mike is thinking of scheduling a meeting with homeowners to get homeowners' feedback.

Mike reported that he wasn't sure if the original two volunteers for the committee were still interested. If not, public forums could facilitate getting feedback from homeowners.

The board discussed whether the 'drip system', within the pool fence, was a maintenance or landscaping issue. John believed it had been fixed, but Cynthia said she would check on the euonymous plant issue. Mike said he would get with Signature in order to get their thoughts for this year.

Linda South asked Mike McGrew if placing a bike rack near the tennis and basketball courts would cause any landscaping issues. He didn't think it would. So, the Tiehen group was asked to get bids for a bike rack and installation. The bike rack is to be installed near the tennis and basketball courts.

Mike asked for suggestions regarding the best time to schedule a Landscaping Meeting. Steve thought it should be a stand alone meeting and that it should be advertised on the bulletin board. Mike was asked to coordinate the meeting by working with Cynthia and Signature.

Property Manager's Report: John Clock

Budget issues – John numbered areas of the budget that people might have questions about and added brief narrative comments/explanations

The board discussed the type of handouts they should have available for home owners who attended monthly meetings. They considered preparing a TC HOA Time-line/calendar of events, and a one page explanation of actual expenses compared to the proposed budget.

The Treasurer asked if John could e-mail the financials to him a few days before each monthly meeting. John agreed to e-mail them to Chris, and then Chris would call John each month to discuss the financials in preparation for monthly meetings. If needed, John would research necessary issues and get back to Chris.

Variance Report Issues Discussed:

\$2,484 for drainage work at building 10 was from work done during the previous year and budget. The board recommended that The Tiehen Group track projects and make sure they are paid before the end of one fiscal year. John agreed.

Insurance – John said the Tiehen Group was in the process of getting another bid. The Tiehen group makes sure all bids are measuring apples for apples; same coverage. State Farm doesn't want to cover condos. If a better opportunity comes up, we will be able to change and get reimbursed from current company.

Silt Issue was Discussed: The fence is fine from our side of the fence; other side of Roe it is a natural area; the city owns the land. The bulk of the silt is coming from the city owned land. MD Management's silt fence on the other side of our property seems to need to be repaired. However, bulk of the damage is coming from the city owned land. The board suggested that if The Tiehen Group didn't hear back in the next 3-5 weeks that they should get Howard to write a letter regarding this issue. John then reported that Vasilie was working on the city's part of this issue.

Old Business

Directory for HOA: Tiehen Group found a company that will publish and distribute to homeowners for free. They select advertising; residents can advertise, if they wish—but pay for it—only those homeowners who filled out the form with contact information would be listed. John said all other HOAs they handle have directories that are published and distributed annually. The board decided to see if there was sufficient interest shown during the March meeting.

Steve asked if there were any complaints that hadn't been handled.

Linda South reported that the Real Estate homeowner's signs are still up and blinds aren't pulled shut.

Trucks with business signage (more and more on the property). The board discussed having to deal with this issue at some time. There was a discussion of whether it makes a difference if the truck is someone's own vehicle (their own company), or not. John Clock shared that Overland Park defines a commercial vehicle as any vehicle in excess of 21 feet long and 8 ft. tall and 7 ft. wide.

The company and phone number is ok, but address can't be on it. Pauls Corp. wanted a nice property that did not allow commercial vehicles.

The board decided that the Tiehen Group should select a date and inform homeowners that since we are a full community and parking is an issue, that the existing rules will be enforced.

Cynthia said that we have a realtor living on site that has a magnetic sign that says TC Realtor. A homeowner had asked whether anyone has the right to have that sign. Cynthia asked the person to check with the realty board.

Gayle asked John how other HOAs handle car alarms going off for long periods of time. John reported that our existing parking rules handle this, and the board can define excessive noise and have cars towed.

Mid-late April – actual painting (temperatures in the 50s) There was a schedule of next buildings to be painted; a new schedule will be developed.

Credit card issue: No, board is not interested; it would cost us money.

Plastic swans – bids? Cynthia said they don't really help. Chris did some research on the internet and found alternative ways to deal with the geese issue.

Linda shared that the Chair of the Social Committee wanted to know what her budget is. The board approved a \$1,500 budget for a summer, Halloween, and Holiday party.

Cynthia shared that she thought it would help if the officers had a meeting with the committee chairs to explain their roles and processes to them.

Social Expenses: 2nd page, first paragraph \$550/month. Clubhouse expenses coffee machine, \$1200, fitness equipment and maintenance of it, clean carpet and furniture, 5 parties at \$500 each, \$300 for miscellaneous supplies, water fountain repair.

A discussion regarding the red car parked by the trash compactor determined that the car wasn't parked illegally, per existing documents. John shared that other HOAs force homeowners to move cars every 48 hours.

The board also determined that the selected tow company's name and contact number needs to be posted on signs, at each entrance to our property, before anyone can have a car towed for being illegally parked. The impound lot should be nearby. Cynthia and John agreed to will work on this.

The board discussed how it had budgeted \$1,500/month for roof repair, but hadn't needed it.

Water One charges were discussed. John shared that the expense was for sprinkler lines which were shut down in Nov. We have over \$3,000 reimbursements. Water is estimated/overcharged; but when questioned they say we undercharged during certain times.

Whether homeowners can stay for entire meeting is to be checked out. Howard question—interpretation. Could we table this issue for a moment?

Mike McGrew's new email – mmcgrew@jlbruce.com

Architectural Standards Committee: three (3) member

Social Committee (Linda will meet with Linda next week)

Architectural Committee (Laura Tedesche is traveling)

Respectfully Submitted by
Gayle Voyles,
TC HOA Secretary