

**Tomahawk Creek Condominiums Home Association Board of Directors
Meeting Minutes for August 29, 2013**

APPROVED

Board Members Present: Jennifer Breece, Karie Younger, and Michelle Buchanan. Jennifer Breece acting as President in Gayle Voyles absence

The Tiehen Management: Jim Tiehen, Tim Rellihan, and Michelle Swartz

The regular monthly HOA Board Meeting held at 6:00 p.m. on August 29, 2013. Asking Board to approve the corrected minutes from July 25, 2013

Unanimous Board Approval of Meeting Minutes with the correction of the Bordner Roofing Approval being noted.

Treasurer Report by Jim Tiehen. As of July 31, 2013, \$57,211 in Operating Account, and \$367,645 in the Reserves Account. Major expense during month are roofing and guttering of \$6,732 to Bordner roofing for repairing roof leaks; Insurance Premium on payment plan \$8,583; Epic \$6,325 per contract; and \$6,535 for water usage.

Income Expense Statement and Budget Comparison Report provided to Board Members, asking for any questions from the Board.

Delinquency report: Filed 10 liens for non-payment of HOA dues and privileges have been taken away. Liens are filed upon 90 days delinquent in payment of dues. Still have special assessments outstanding, approximately 7-8 people in the amount of \$4,000-5,000; 5 residents will receive lien notices.

Business Manager's Report by Jim Tiehen. Numerous roof leaks costing considerable amount of money. Researching weather history, in 2011 there were 2 hailstorms within a week that caused roof damages, according to Bordner Roofing. A claim has been submitted to Farmer's Insurance Company. The adjuster will be inspecting the property. A second roofing company is doing a roofing report.

Painting proposals with Hardie board. At this point, we're looking at 3 bidders; Paul Potter with Systems Solution is still recommended. If we can obtain money for the roof replacement, the painting should be delayed. Four buildings were supposed to get painted this year. Paul Potter said he could continue painting and not replace the soffits. Wait one more month, and make the decision once we have more information.

Carport Inspection. Have two estimates to replace the carport that has been down since winter. Lost confidence in the current engineer, and would like to get another engineer's report, a second opinion. Also getting suggestions on bracing exiting carports.

Bid Estimates Report by Tim Rellihan, Property Manager: Five bids

1) Irrigation Proposal- Recommending we use Greener Summers their bid of \$3,112 is \$1400 less than EPIC and we have confidence that they will ensure the irrigation is working at full capacity when adjusting all 83 zones. Tiehen Management has lost confidence in Epic's account manager and a new one will be assigned. There is currently \$14,000 in this year's budget. The Tomahawk Creek HOA is not contractually obligated to use Epic for irrigation repairs or adjustments. **The Board Unanimous approved** the Green Summer Bid

2) Brick Repair-11603-A is bowing away from building in a similar fashion as 19F, Received two estimates from Arrow and C&M. Asking Board to approve the repair of the brick by Arrow for \$2,100.

The Board unanimous approved the Arrow bid.

3) Roof Repair-11603-D had a diagnostic by Steve Sanders of Bordner Roofing due to interior damages. \$2,832 was the estimate for this repair. Asking the Board to approve. **Unanimous Board Approval.**

4) Retaining wall- near 11610 BLG: A portion of the wall near BLG and 115th St needs repair. Secured 2(Two) bids from BC Hardscapes and Advantage Lawn Care. Asking Board approval for BC Hardscapes to repair retaining wall in the amount of \$3,200. **The Board unanimous approved** the BC Hardscapes's bid

5) Dog stations: Suggesting 2 additional dog stations in the amount of \$300.00 each. We have 3 on property and would like to have 5 to 6 total. Current fine for not picking up pet excrement is \$50.00. Help prevent the issue, send warning notices when report a violation. Motion to increase the fine to \$100.00.

Unanimous Board Approval.

Procurement of Dog stations delayed.

City of Leawood has a dog leash ordinance and must have a leash when out on property

Maintenance Log by Michelle Swartz provided to Board Members,

Committee Reports.

Nominating Committee: Report given by Darline Terrell, detailing the resumes and questionnaires for Board Member Nominees must be submitted within 21 Days prior to the annual meeting scheduled for October 28, 2013. Two Board Member Candidates currently are Dorothy "Duffy" Tate and Jennifer Nearing.

Old Business:

Dryer vents are an owner responsibility, and require cleaning to prevent a fire hazard.

New Business: Dogs on tennis courts. Letting pets off leash in the tennis court area and not picking up after the dogs. Tennis players have first right and dogs are not allowed on the courts. This is not an off-leash city. The Board has the right to decide if it is allowed to have dogs roam off leash in the tennis courts, a common area. This will be reviewed for later discussion, if it becomes a problem. If a new resident is moving in, let the office know.

Requirements in the Declarations that all leases have certain stipulations includes such as following the governing documents, Bylaws, Rules & Regulations, and must be written into the Lease; **approved by the Board**. The Rules & Regulations will be provided to all new tenants and owners.

There will be no owner information provided to the Building Captains to protect personal privacy and protect against any concerns or issues that could arise from sharing personal information.

Meeting adjourned at 6:50 p.m.