

TC HOA March Board Meetings

April 21, 2011 6:15 – 8:30 PM

Minutes by Leslie Champion

Participants:

Signature Staff: Leslie Champion Property Manager, Samantha Gwin

TC HOA Board Members: Don Lickteig, Gayle Voyles, John McKelvey, Jo So, and Gerald Clamors

ASC members: Rochelle Mitz, Carolyn McKelvey, Daphne Reitz

Homeowners: Margaret Long, Jennifer Nearing, Brad Buckner, Benita Ugoline, Martha Johnson, Ken Patrick, Linda South

Don Lickteig, Bd. President, called the meeting to order at 6:15pm.

Topics Discussed:

Architectural Standards revision

Daphne spoke about the revisions to the Architectural Standards and merging them with the Rules and Regulations to make 1 document. Major changes are:

1. Bike restrictions to 2 and nothing hung on the walls or ceilings due to damage and wood rot. No clocks, sundials, bike hooks, etc.
2. Storage chests up to 23" will be allowed, not to block window
3. Added first line from Declarations regarding leasing of units
4. Spelled out no smoking in /around clubhouse, pool, mail room.
5. Spelled out appeals processed for ASC applications
6. Validity of concept defined. Pots can be placed in mulch no planting in ground.
7. Rearranged order of Rules & Regs for better flow.

Discussion on tennis court hours, it is stated 10 am could someone start at 9? Left it at 10am. Declarations are written with ASC and BOD jointly for approvals. Discussion of grand fathered items and whether to let them stay, i.e. one unit has brick enclosure; one unit has glued patio carpet. Leslie will go through all the files to look for permission for such items and who did the approving. **Don made a motion to approve new Rules and Regulations, Gerald seconded and so did John McKelvey. Motion carried and they were approved.** Leslie will email and mail to all homeowners and put it in the newsletter.

Manager's Report

Sam

- The property is currently \$24,044 ahead of budget for the year. As of March 31st the operating account has a balance of \$22,023, the money market account has a balance of \$130,457 and the CD's have a balance of \$297,569
- Financials – Don asked about aged payables how they work. Go from 0 to present. How can he look at invoices as he thought that was something Signature offered from the Website, he could see payments not invoices. Leslie can show him from her computer. Sam will check into what was said at initial presentation, as she wasn't there. Sam will also show Don and Gerald how to read the breakdown of the financial Signature uses this may answer some of his questions.
- Discrepancy in the 31 K beginning balance and 36K account set up what is the difference?
- The coding for the Insurance is prepaid, but it is paid monthly, correct coding? Don wants to make sure items are coded correctly.

Building 18

- Sam presented bids for the work to be done on 18. She recommends hiring an engineer to go over the scope of work and make a recommendation as to which company to use. Once a contract has been awarded the engineer follows the work to make sure it is done correctly and in the proper manner. Don asked if a Geotec was needed in addition to an Engineer? Why did one bid suggest lifting the building and the other didn't? Outside engineer will be able to address the pros and cons of each bid. It is \$150 hour or \$6000 max for Norton and Schmidt engineers. **Don made a motion to hire N&S to review Arrow and KC Masters bids, Jo seconded motion approved.** John asked how much disruption there would be to the residents of building 18, perhaps unit D. People will have access to units, yellow tape around area.

Reserve Study

- Sam presented the analysis that Tom Rewerts put together in preparation for the Reserve study. It was tabled for the next Board meeting so everyone could review it. Norton and Schmidt will do a reserve study for \$5800 and will cover a 20 year period of what needs to be set aside for major repairs, road, roofs, etc.
- Delinquency Report – Board members were given the most recent list of significant balances due/units. Leslie will check with Rod Hoffman as to status of previous liens, garnishments.

Leslie

- **Total Delinquency \$29,647.43**
- \$27,191.43 (The 6 substantial delinquencies' total)
- \$ 2,546.00 (current month delinquency)
- \$ 1,422.00 in carport and balcony charges
- Skip trace will be done on two units
- One unit deceased attorney recommends writing off balance of \$3,983.87
- One unit in foreclosure, in contact with REO company
- One unit has potential sale in contact with realtor
- One unit has payment plan and is current in 2011 dues
- One unit has court date 4-28 to settle will ask attorney to add her foreclosed unit back dues of \$6,211.35

Progress of Lease Approvals

- All owners were sent lease package. A third have sent in leases. I will be contacting the rest to send in leases.

Flag Pole

- Flag Pole bids were submitted. All Nations Flags appears to be the company to go with. Leslie will get electrical bid from Chris Hedges to install lighting. Once an electrical bid is presented the Board will reexamine the cost.

Concrete Asphalt repair

Have bids from Midwest and Walsh. Gerald and Don want to walk property to see what is the worst that needs to be done.

Fitness center flooring

Submitted bids from All about Fitness, Fitness Gallery, and Kansas Commercial Fitness. **A motion was made and approved to accept All About Fitness bid of \$2,591.82 for flooring, \$202.55 for mats if they use the same product as Fitness Gallery, Leslie will inquire on 4-22. Motion to accept Advanced Fitness for equipment maintenance one time of \$188.00**

Property Violations/Enforcements

Leslie currently sends out notices either by mail, email or on the door. I am using the current Rules and Architectural standards for such things as kick plates, doors not being painted, window curtains the wrong color showing. I put notices on the door if mail comes back, as some people don't pick up their mail and it goes back to sender. The resident has 10 days to make corrections.

Don

Ponds

Rain tree did a terrible job and charged too much. Sam got bids for a new company; we are going with Blue Valley Labs. We aren't going to dredge the pond yet. We will do a cleanup first the silt will stay for a while. Reece and Nichols will finish the building project and new storm system. It may help our pond; we will wait and see. Blue Valley Labs will install the aerators.

Compactor Fence

Fence needs repairs and painting. If Bill can take care of it without trouble to his current schedule otherwise call Solution Systems to bid it out. Need signs to state, "residents only, violators prosecuted" and instructions on how to use dumpster.

Miscellaneous

Pool to open May 20, opening barbeque June 10 both to be in newsletter

Painting of buildings schedule to go into newsletter

Large dumpster to be by tennis courts from May 27 to June 6 to go into newsletter. Will only have once a year unless a need arises.

\$100 K from Tiehen, really Developer contribution, Dec. 21, 2005 can be found in regular bank deposits but can't be found where, when or how it was spent. Don couldn't find any information in the minutes and couldn't find minutes from 05,06, and 07. Gayle doesn't remember any specifics on what it was spent on. Financials don't add up.

Meeting adjourned at 8:15 pm