

TC HOA Board Meeting

July 22, 2008 (6:15 pm)

Participants: Rochelle Mitz, Jennifer Nearing, Carolyn McKelvey, Gayle Voyles, and Tiehen Staff members, Cynthia Selder and John Clock.

Homeowner: Jim Bramich of 11608C

Agenda Topics

Minutes – Gayle will resend the June 19th TC HOA and Quarterly Minutes to board members to review and vote, via e-mail, to approve, as is, or to make suggestions for ways to improve.

Welcome Jim Bramich of 11608 C: Discussion on Concrete/Font Door Issue

My concern is with the timeline related to repairs/structural repairs. I've sent letters and visited now with two TC HOA Presidents. I shared with both of them that the major concern was for my renter to have access to leave the unit through the front door, in an emergency. Currently, she has to open her outside garage door if she hears someone at the door. Issue: Liability Issue for both TC HOA and for the homeowner. He then reported that he had written letters and had tried working with Cynthia. He added that she had been pleasant to work with. My rent is not cheap and I repair any inside maintenance issues in a very timely manner. The renter's needs are dealt with first.

Concern: This issue seems to be in a stall pattern. I didn't have a problem with structural damage the previous four years. After the concrete outside the unit's front door was laid, inside cracks have developed, and at times the renter is unable to use her front door. I've had to lower the rent by 30% in order to keep the renter. I was told things were moving forward, but they haven't. Where are we on this issue? I had mentioned to Cynthia that I'm going away, but will take care of the inside structural damage when I return. I've heard about engineers' reports, but nothing has been communicated recently. Does anyone have any thoughts about what we're going to do?

Rochelle asked John to respond:

There have been things going on here. We couldn't do some of the planned things due to the weather. Regarding the internal cracks; homeowner must repair them first. The board has approved the concrete work to start at the end of this month.

Mr. Bramich: What are you going to do? Rip up the new concrete; analyze the problem, or what.

Cynthia: Say this is your house....how would you know what it would take to correct the problem. John has a new proposal regarding what should be done to remedy the concrete/front door issue.

No one is at fault; there is no vendor to go after. The fact that the concrete was new and that we're still having the same problem isn't because of a bad concrete job. The primary culprit, we think, is moisture—most property is flat and where the guttering's downspout enters out it is putting too much water near the foundation of the buildings. We've kicked around several strategies; we think too much water in the ground and uncharacteristically cold winters the past two years are the real problem. We have six different units having this problem. Most of the ones experiencing the problem are either L or C units. Tiehen recognizes that we must find an effective way to deal with this issue. We were traveling down one path, and now we have new information which suggests we need to alter that path.

The recommended strategy is to build an exterior stoop under the slab (hollow box) under concrete 3 ft. x 4 ft. ab3 filled; 36 inches deep. The thought is that this would prevent the heaving of the concrete. We just got the information in the past two days and are still in the process of finding out the cost of the procedure. At that time, the board will make a decision regarding whether to do an experiment by doing one and then try another strategy for another.

Our first strategy didn't work, we're hopeful that the new engineer's idea will resolve the issue. We're also planning on diverting the gutter downspouts, too. The worst thing is you want and deserve an answer. No one can give you a guarantee that our strategy will be effective. We're trying to be thorough; engineers have not responded to our questions in a timely manner. John Clock shared that the board has tried to move forward, but without getting the necessary information from the engineer their hands were tied. We're hoping to have the bid in the next week or so and then take it to the board, for approval. The thought would be to try one, monitor it through the winter; if it works we could do the other five. If the box plan was approved, implemented, and found to be effective, John Clock would recommend that the additional units with this issue, be handled in a timely manner.

Mr. Bramich: I'm worried about what is going to happen. I want to share all available information with my renter, as soon as possible. John summarized what the plan is, at this point.

The board will get back with Mr. Bramich as soon as the bid is in. The Tiehen Group (John and Cynthia) work on trying to find solutions, getting bids, etc. in order to resolve community issues.

Jim's Suggestion: Place updates in the Newsletter regarding capital improvement projects.

Rochelle: The monthly HOA Board Meetings are open for homeowners to observe (and they can submit the topic if they want to be added to the agenda) and to actively engage during the HOA Quarterly Meetings.

Cynthia said she spoke with his renter Friday and Cynthia gave her an update. The striker plate could be adjusted by Bill Gates. Mr. Bramich told Cynthia that he would be happy to pay Bill to adjust the striker plate. He then suggested that we share the information with him and with the other homeowners with this issue. July 29 – August 18th – Jim will be traveling.

Financials: John Clock

Total Income Y-to-Date was \$8,692 more than anticipated.

\$27,355 in budget for concrete/sidewalks/curbs

actually looks like might be up to \$42,000—if also include foundations

John Clock - \$3,000 in reserve each month; John's suggestion – stop putting money into reserves. August – December could take care of the overage on concrete. Item for board to discuss in a follow-up meeting.

Questions: Over budget on fountains and pond repairs – timing issue of when billed
Telephone – again timing issue of when the bills come in.

Gayle - Regarding the ongoing issues with water usage per building comparison, are we still experiencing some buildings with higher than average monthly expenses? Cynthia said she would create a chart to show this comparison.

Rochelle – Balance Sheet – May Operating Account had more; this month is less.
John- Money Market Account – Board approved taking money out, for FDIC protection. It went into the Heartland Account.

Delinquents – Letters have been sent to 6 homeowners; suing 2 homeowners; 14F and 14L; sent 30 day delinquent letter; expired – 14F has a realtor sign in the window- Gayle votes to move forward with lawsuit – other board members also approved moving forward.

Jim Stasliuk- John Clock responded to his letter concerning SM Wilson; Cynthia and John met with them in January of 2006. They sent pictures of their correction; they were shared with board members, and the board felt they had done what was required of them. Jim added that we had a dredging problem before the SM Wilson (island was there before); horrible job with the pond; compared with apartment complex ponds – that do not have stream/creek coming into the pond. Chemicals in the pond only prove effective if there is no rain; the pond is too shallow. See John's email response, which was given to each board member. The board thanked John for getting back to Jim via e-mail.

Radon Issue: Howard is saying that it is an Association responsibility. How much is acceptable is the question? Howard suggested that we send a sample to two companies who do Radon checks. Test on three or four units (including the one of the complaint).

John asked the board for permission to visit with Howard, because he disagrees that this is an HOA responsibility. The board voted and approved John calling and visiting with Howard.

Rochelle: I did tell Howard the unit had been closed up. John: That wouldn't make a difference on whose responsibility it would be.

Property Manager's Report:

Issues/Actions Report

Concrete Bids: Waiting for the bids for Building 18. Other concrete work will begin between July 25th and August 1. \$80,000 will only take care of part of our asphalt repairs and to seal coat those. The decision was to not seal coat car ports and driveways; only to repair and seal coat Drive lanes and where other approved repairs were done. \$55,000 worth of repairs – in front of units and drive lanes.

As of July 22, 08 ...

Pond Dredging – still on hold

Post Office Boxes – completed

Foundation Issues – Mike Falbe's reply was received on 7-15. See notes on Issues and Actions Reports.

New Program for TCC Minutes on Website – Cynthia doesn't know who is working on this? Cynthia's question: Open up website and see if it is the same. Cynthia will talk with John Dula—Ken hired John Dula or Ken Ruda to see who's been working on this project.

Concrete Replacement – Getting Bids

Trash Compactor Enclosure Fence – Scheduled to be completed week of July 31st.

Landscape Beautification Projections – Scheduled projects completed.

Fire Lane signage will be replaced with No Parking – Still to be done. Bill will need to power wash curbs and repaint the new wording. Bill hasn't had time. Cynthia said that she wanted to research to see what could be done that would be more permanent (other properties' paint on curbs is also peeling).

Foundation Leaks (11D, 13A & E, 30K) – Received bids from Landon and Chamberlain. 13A – On an end of a townhome building; dug out dirt and placed rock and plastic. Chamberlain came and did a water test; it didn't show that it was because of their work. Seams where caulking should be; as the ground settles the caulking disappeared. Cynthia is checking to see if Bill could just re-caulk.

19L - Resident reported rain water comes into entryway; sidewalk slants toward door. Waiting on bid from Walsh Construction. Cynthia suggested she get weather stripping; she did it, but is still having a problem. Mulch bed – lower and reroute the drain under the sidewalk. Small grate in front of her door – may be the solution. Cynthia shared with her that she bought the property with it in that condition.

28 shutters are down – these take time to replace—some of those paint doesn't match original shutters; Tiehen Group had to get the paint to paint them before replacing them. This has slowed down the time for Bill to get them replaced once reported.

Bill has cleaned the light globes; some need it again.

Major Project – Drainage Issue by tennis court.

Old Business-

Concrete Front Door Issue- 3 homeowners (of 6) have agreed that we could add rocks to the rockbed first, to see if that would help and to reroute the gutter downspouts. These three have minor cracks inside

The other three have more severe cracks on the inside. We'll have to deal with which one(s) we can fix after we have the bid.

18J – Mudjacking suggestion-VanDerzen Report suggests 2 ways to deal with the issue: (float new floor where tilted down) and you can mudjack. Well, the mudjacking is a superior solution, but will probably cause some damage. Float the floor will help, but won't be a long-term fix. Fill dirt and settling is suspected as the cause.

Mike Falby – recommends the MudJacking (Bob Campbell's Group)

Rochelle- with the mud jacking – would we have to go in and fix the damage? John believes this would have to be the homeowners' decision. It could crack a wall, impact tile floor, could damage a cabinet.

Floating a floor – material over the top of the floor – create a new floor.

Can you float a floor (leveling it out) more than once? John believes this can be redone.

Cynthia talked with the Grant Renne's secretary – Johnson County soil seems to be having these issues.

Difference in Building 18 – The homeowner brought it to the Board – we did a more in depth investigation – finding that the pillar/support beam (south side of a patio) has a gap. The building is having a problem; not just an issue in one unit. The fill dirt seems to be the problem.

Business Park 117th & Roe Update

- Rezoning Planning Meeting
- Schedule Meeting with New Volunteers
- Radon Update

New Business – Sidewalk slanting towards 19L –causing the entry way to get wet and the wood to rot inside the entryway. Board needs to review the governing documents and see whether this is an HOA responsibility.

Window air conditioners are not allowed. 20J has one.

Cynthia is researching possible replacement pool furniture.

Newsletter Items

Reminder: Only homeowners and 2 guests/unit are allowed in the pool; homeowner must be present. Homeowners will be fined, if observed violating this policy.

Dates for rezoning meeting with Planning Commission, August 26 (6PM)

Update regarding concrete work and asphalt work schedule

Next Monthly Meeting is August 21st at 6:15; everyone is welcome to observe, or submit your topic (to Cynthia) to be placed on the Agenda.

Coffee Social – Saturday mornings 10-Noon, at the Clubhouse

Schedule Meeting with New Volunteers:

Katie Stewart (interested in architectural committee; hasn't responded to messages)

Committee Update: Cynthia will update and distribute to Board Members

Board discussed possibly dividing up the various committees, but decided to send an email out to committee members and suggest that they meet with us regularly to provide their monthly update and/or to email their report.

Meeting was adjourned at 8:00 PM.

August 21st – Next Scheduled TC HOA Board Meeting (6:15 pm)