

November 16, 2006
Tomahawk Creek HOA Open Meeting

Approximately 8 – 10 homeowners attended the meeting.

The meeting was called to order at 7:00 PM by Board President, Linda South.

President South welcomed the homeowners and asked the TC secretary to read the minutes of the October meeting. They were read and Linda asked if there were any corrections. A homeowner made the motion to accept the minutes, as read; the motion was seconded and unanimously approved.

Budget:

- Year to date, income was \$52,403 more than anticipated primarily due to \$37,571 being paid towards the termite assessment.
- Administrative expenses were \$337 under budget.
- Service contract expenses were \$371 under budget.
- Repairs and maintenance expenses were \$518 over budget due to spending \$645 to purchase a snow blower.
- Utilities expenses were \$801 over budget due to water.
- Non-Operating Expenses: We paid \$26,818 for painting and \$17,051 for wood rot replacement and \$26,510 to complete the termite spraying.

Summary: Total Operating Expenses year-to-date were \$50,551 less than anticipated and Net Income year-to-date was \$77,105 more than anticipated.

There were no questions from homeowners concerning John Clock's financial report.

Review of Proposed 2007 Budget: Next, President South asked those present to review the proposed 2007 budget and offered them the opportunity to comment on, or to ask questions related to the proposed budget. President South reported that there would be NO dues increase for 2007. John Clock explained that the proposed budget allowed \$700 per month (in the income line item) to represent late HOA dues, totally \$8,400/year.

Old Business:

- President South reported that the board officially approved John McKelvey to fill the position formerly held by Chris Sanders. John will serve December (completing the first of a two-year position) and one additional year.
- Next she shared that the Nominating Committee had identified the following candidates willing to run for board positions:
 - Todd Miller
 - Kenneth Patrick
 - Debra Smith
 - Gayle Voyles

Thanks were expressed to Ron Falcon, Ed Reitz, and Starr Thurman for their time spent serving on the Nominating Committee.

- President South then shared that the notice of the December 21st annual meeting, election process explanation, and candidates' biographies/resumes, would be

mailed to each condo homeowner. There will be three positions to be filled for the Board of Directors. Each position will serve a two-year term. The mailing would include information regarding the Proposed Budget for 2007 being posted on the bulletin board by the mailroom and that copies would be available in the office, upon request. Individuals owning condo units, but not living on site, will have the entire packet mailed to them (including the proposed 2007 budget).

- We need 119 people to vote on December 21st in person (or by proxy vote). President South suggested those present share this information with their neighbors.

President South informed homeowners that during the past week a group of religious solicitors had been on the property. They were informed that solicitation is not allowed on TC property and that the Leawood Police Department had been notified. An undercover policewoman had been on the property watching for the solicitors.

A homeowner announced that a Chinese restaurant had also been on the property hanging advertisements on units' doorknobs. Another homeowner suggested that individuals call businesses that solicit and to tell them that they will not do business with them if they continue soliciting.

New Business:

- President South reminded everyone that the governing documents require homeowners to maintain at least 50 degrees F. during winter months in order to keep pipes from freezing and causing damage.
- President South then asked if there were other issues homeowners wanted to discuss.
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The meeting was dismissed at 7:35 pm.

Respectfully submitted,
Gayle Voyles,
TC HOA Secretary