

Tomahawk Creek HOA Board Meeting

Thursday 3/19/09

Time: 6:15 p.m.

Location: Tomahawk Creek Clubhouse

Minutes taken by: Farrah Staples

1. Monument Sign- Cynthia collected four bids to repair the sign. The highest bid was \$14,000. The work will be completed by Gordon Barnhouse totaling \$2,885. The work will be started in 3-5 weeks.
2. Tuesday 3/24/09 there will be a City of Leawood meeting at City Hall to discuss the development at 117th & Roe. Gerald volunteered to attend.
3. John Clock (The Tiehen Group) discussed the financials. Due to the soffit wood rot repairs, the total expenses YTD are \$11,419 more than anticipated. The income YTD is \$2,824 more than anticipated.

John reviewed the delinquent accounts. The following accounts were discussed:

2C- Board decided to wait until the debt is over \$1,000 to take action

13B- Start legal process

13C- This resident moved out of the country, board decided to hold off for now.

14L- Start legal process, try to get payment plan

28H- This unit sold, HOA should be receiving check.

4. Cynthia gave each board member a copy of the issues and actions that she is currently working on. If anyone has any questions, please ask Cynthia.
5. Architectural Committee- These items need to be further discussed. A meeting was scheduled for 3/26/09 at 6:15 pm with the board to discuss recommended changes.
6. Covenants Committee- Tom talked to the board about the owner in the community that owns four carports. The owner is wanting to lease the carports to Tomahawk Creek residents. The board thought that as long as the person leasing the carport is a current resident of the community, it would be fine. The owner will need to file this information with Cynthia.

Tom and Linda talked about the revision of the bylaws. The board agreed with the strategy proposed by the committee. The committee is proposing that we hold town hall meetings to discuss changes, assign building representatives to help participation and obtain proxies. The board will need to meet with the Covenants committee soon to review the changes in detail. A special meeting will need to be held to vote on the changes. The tentative timeframe for the special meeting is October 2009.

The meeting was adjourned at 7:00 p.m.