



TOMAHAWK CREEK CONDOMINIUMS ASSOCIATION, INC

Board of Directors Meeting

January 22, 2026 6:30 PM
Clubhouse
11600 Tomahawk Creek Pkwy
Leawood, KS 66211

MINUTES

I. HOMEOWNERS OPEN FORUM 6:30

II. CALL TO ORDER 6:31

Kathi Fern (President), Jason Lank (Vice-President), Debbie Schuler (Member-at-Large), Donna Brandt (Secretary), Nika Sien (Treasurer) online

III. PRIOR MEETING MINUTES 6:31

Jason moved to accept the minutes from September 25, 2025 Debbie seconded, all approved.
Jason moved to accept the minutes from November 13, 2025 Debbie seconded all approved.

IV. PRESIDENT REPORT 6:33

V. MANAGEMENT REPORT 6:35

VI. FINANCIAL INFORMATION/TREASURER'S REPORT 6:50

Kathi read Nika's report.

VII. COMMITTEE REPORTS 6:52

A. LANDSCAPE 6:52

Pete's report was submitted via email

B. SOCIAL 6:54

Daphne reported

Board requested an accounting of 2025 expenditures.

C. COVENANTS 7:01

None

VIII. OLD/UNFINISHED BUSINESS 7:02

A. RATIFICATION OF GOLF CART BATTERIES

B. RATIFICATION OF THE ORNAMENTAL TREE INSTALL

C. RATIFICATION OF THE POOL DRAINAGE PROJECT

D. RATIFICATION OF THE WOOD ROT REPAIR AT BUILDING 28

E. RATIFICATION OF THE ROOF TILES WORK - BORDNER

F. RATIFICATION OF TERMITE STATIONS

G. RATIFICATION OF HVAC IN CLUBHOUSE REPAIR

Jason moved to ratify old business items A-G. Debbie seconded and all approved.

IX. NEW BUSINESS 7:03

A. MASONRY WORK FOR BUILDING 3

Jason moved to accept masonry contract Debbie seconded and all approved.

B. ATLAS WOOD ROT EVALUATION

Jason moved to accept Atlas evaluation contract Debbie seconded and all approved,

C. CLUBHOUSE ISLAND LANDSCAPE OPTION #2

Jason moved to accept Debbie seconded and all approved.

D. SPIGOT FOR BUILDING 8

Jason moved to accept bid with a cost of no more than \$2200 and if tear out is greater than 6"x6" an access panel be installed. Debbie seconded and all approved.

E. JUNIPERS HARD PRUNE

Board prefers removal of junipers instead of hard prune.

Jason moved to approve small business owner being contacted regarding removal. Board members may do some of the work, starting with building 28 after Kameron discusses with homeowners in building 28.

Debbie seconded and all approved.

X. EXECUTIVE SESSION 7:35

A. DELINQUENT ACCOUNTS

XI. ADJOURN EXECUTIVE SESSION 8:14

XII. ADJOURNMENT 8:14

Jason moved to adjourn Debbie seconded and all approved.

APPROVED

DATE