

**Tomahawk Creek HOA Board Meeting**  
**May 27, 2008**  
**6:15 PM**

**Purpose:** Meet with Landon/Epic, Select the HOA Board President to Complete Judy Brewster's Term, and Plan for June 3<sup>rd</sup> and 11<sup>th</sup> Meetings with Howard and Homeowners

Participants: Gayle Voyles, Cynthia Selder, Jennifer Nearing, Rochelle Mitz, and Ken Patrick; Guest Participant for first portion of meeting: Landon from Epic

**The meeting was called to order at 6:15 pm.**

**Landon explained the new watering schedule to board members and Cynthia**

- Different opinions have been voiced regarding irrigation system procedures
- Epic is trying to conserve water; there are ways to take care of this issue and keep the grass green; takes much time to monitor because of our old system
- This year's plan – Matt Carpenter, snow department manager, is retiring from that position. Darrell Smith has owned own company and worked for other reputable companies and has been hired to replace Matt. Epic didn't want to hire just someone to handle snow, so they are making him in charge of the water management program. Each account manager selects one complex (759,000 sq. feet – our area). Epic has 8 account managers – six of the eight got to select a property for this program's pilot year.
- Darrell's job consists of: providing management of the soil, completing an analysis of the site and irrigation system, monitoring and adjusting the water coverage based on weather conditions.
- Benefits: Proper water levels for better turf performance – future years – will be a billable job. Right now we'll see how well this process works. In the reduction of water consumption it will reduce your water expense to make up for the additional position for the future. Expect to save 10-20% on water consumption per year

His job – daily – check weather forecast; check schedule board for mowing dates, chemical applications, so watering doesn't cross with any other work Epic is doing on the sight. Each day he's here (4 days a week) he will complete a driving tour of property, note turf and/or water concerns; walk the problem areas and evaluate the problems – kick on the irrigation system – watch to see if head isn't working probably; sample soil moisture content in representative areas, inspect controllers on the property, syringing programs – clay soil – sod layer, thatch, turf, and clay for the rest. Aerating the soil would probably be helpful.

Every week he'll manually check the controller and master valve. He reports any necessary reports to the account manager. He'll leave a specialty sheet with Cynthia each

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time he's on the complex; multi-copy document will identify what tasks he completed that day.

End of each month – he submits them to Landon who will copy them for Cynthia. He'll take actual meter readings to help us maintain more accurate (month by month) billing.

### **To qualify this property:**

Tour the property; map the concerns of the complex; proven overage on water usage, a minimum of one year as an Epic customer, a concerned customer, a dedicated meter for the irrigation system. Darrell has been analyzing and documenting the current status of our system and problem areas.

Irrigation Water Expenses for Last Year – We can get from Cynthia. Landon is estimating about \$30,000 per year.

Rochelle: If we do this system, we'll need someone to manually monitor and adjust the irrigation system. Landon: This pilot program will help us determine how beneficial the services could be. Now, he's watering every other day. He's hoping with the syringing cycle it will absorb (6 min. cycle) move to next zone and then start the cycle over again. This isn't a new idea; time consuming method, but can be beneficial.

Ken: Multiple properties to oversee; how does this work so that our watering is during the best times for watering (4 – 7 am is Landon's goal).

Landon: We have four clocks on our property with 20 some zones per clock. It takes 12 hours to get all the way through the clock during the heat of the summer. Every 24 valves on the clock have the same bundle of wires going through the clock – rewiring would cause the property to be torn up. It would be a very expensive and messy process.

Landon stressed this is an experimental program which will give more attention to our property. The board thanked Landon for selecting our property for this program. More reports will be available to help us better understand the issues at play and how they have been dealt with. Motto: For the Love of the Land – Greener Approach.

Landscaping Update: Buildings 20 and 8 walls should be finished this week. Building 14 should be started next week.

### **HOA Board Discussion:**

#### **Tasks Identified in Previous HOA Board Meeting Minutes that Judy Intended to Do:**

- Notify homeowners of building 18 of two meeting dates: June 3<sup>rd</sup> and 11<sup>th</sup> (6:15 pm) and plan for facilitation of those meetings
- Letter to homeowners encouraging them to attend June meeting - pond dredging and rezoning issues
- New task – respond to e-mail from Todd Miller regarding the rezoning issues

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Todd called Jennifer; he thought the board was for the re-zoning. Jennifer told him that the board had been attending the meetings and was also against the development company's attempt to rezone the land that meets our complex.

The board agreed that whomever is appointed as President could respond to Todd's email and send Judy Brewster's email about the meeting she attended and Gayle's email summary of the first meeting with the development company.

June 10<sup>th</sup> City Council Meeting 6 PM and July 7<sup>th</sup> Meeting on the two rezoning issues.

Gayle thought it would be a good idea to place this issue on the June Open HOA Meeting's agenda to clarify the real issues and to inform homeowners of the HOA Board's work on the issue.

### **President Issue:**

Gayle: Jennifer, Will you feel comfortable assuming the role of President? Jennifer shared that she really doesn't see herself as a leader. Ken and Gayle won't be on the board next year; Rochelle thought Ken and/or Gayle should run it now; this would allow time for Jennifer and Rochelle to learn how to assume the role. Ken made the point again that it is important for the homeowners to have a President that will be on the board for a longer period of time. Taking issues under advisement is often the best approach. Rochelle wondered if she could think about it before accepting; she feels comfortable speaking in front of the group. Rochelle agreed to serve as President for the remainder of Judy's term.

Did the business center's computers get delivered to a charity? -- Add to the list to ask Cynthia about.

### **Preparation for the June 3<sup>rd</sup> and 11<sup>th</sup> Meetings with Homeowners:**

Meeting with Howard

Decisions to make: Who will facilitate? The newly elected President, Rochelle Mitz.

Welcome homeowners; explain what has been decided about the responsibility to pay the expenses – quoting governing documents -- and let Howard explain how this interpretation was arrived at. How was it determined that the building 18 issue is not an HOA Expense.

Rochelle and board members decided to have Ken Patrick call Howard to ask him if the expense is divided by all unit owners of the building, or just specific units affected at this time? Also, Ken will ask Howard if he believes it is appropriate to try to go back on the original contractor/builder.

The document with 5L Units and 1 C Unit and 1 J Unit – who developed the document? Board members believe it is Cynthia's summary of what transpired.

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Ken: People have the right to assume that the retaining wall that belongs to everyone will be in place and perform its function. If it fails to do so and causes a problem why isn't it an HOA responsibility?

To Do: Letter inviting building 18

Ken announced that he cannot support the decisions the current board was making, resigned and walked out.

Dear Mr./Mrs. \_\_\_\_\_,

The TC HOA Board has been carefully reviewing your building issues by studying the soil engineer, Craig Denny of Terracon on 1-28-08, and viewed problems in the unit. The management company representatives also met with the structural engineer John Van Deurzen and with Grant Renne of Grant Renne & Sons to bid work. The board has reviewed the engineers' reports and is still waiting on the specs that have been requested.

We want to meet with you in order to provide an update on the issues. Howard Barewin, the TC HOA attorney, will also be available on June 3 or 11<sup>th</sup> at 6:15 pm to explain how the governing documents relate to your building's issues. Hopefully, we'll receive the specs from Grant Renne & Sons and even be able to give more specific information regarding necessary repairs.

We do apologize for the delay.

Sincerely,

TC HOA Board

Board members then discussed the need to post a note on the enclosed HOA Bulletin Board announcing the resignation of two board members. The note should also encourage interested homeowners to apply to fill a vacant board position through Cynthia and encourage all homeowners to attend the June 19<sup>th</sup> Quarterly HOA Meeting.

The meeting was adjourned at 8:45 pm.