

January HOA Meeting

APPROVED

The January HOA meeting was held at the community clubhouse on January 22, 2015 and began at 6 PM.

Board members present
Jennifer Breece President
Patricia Sinclair Vice President
Jennifer Nearing Treasurer
Darline Terrell Member at Large
Tom Cogar Secretary

Our management company was represented by Tim Rellihan and Michelle Swartz.

Meeting was called to order and it was noted that the minutes of the prior meeting had already been approved electronically and distributed to the community.

The board informed everyone what transpired regarding Block and Company and the landscaping which will be provided on our behalf at no charge.

TREASURER'S REPORT

For FY 2014 Tim reported:
Total income of \$743,062
Operating expense of \$678,333
Delinquent dues \$18,855
End the year with \$57,585 in the operating account

MANAGER'S REPORT

Roof work is complete, all contractors involved paid via loan totaling \$1,983,000 (rounded) and leaves an available balance \$16,700. The loan payment is \$27,500 per month.

Question - How many payments on the loan?

Answer - 84 (monthly)

Siding project is continuing and will be moving to building 11.

The foundation work on building 4 is going well and all the piers are in progress. Water is a concern. Six feet down there is standing water approximately 1 foot deep. There was some discussion regarding splash guards, drainage tile, and gutters. Tim indicated that the best option is still to try to get the water to flow over the surface. There are some French drains that are working as they should.

Question from the floor - Regarding building 4 how was the foundation problem discovered?

Answer - Cracked tile inside the residence and an engineering investigation.

Question from the floor - is the action currently being taken going to resolve the problem?

Answer - Yes

Question from the floor - Was the prior foundation work that was done on building 18 paid for by all of us or just the residents of building 18?

Answer - it was paid for by the community as a whole.

Comment from the floor - One resident indicated that they had a leak in their residence after the roof work was done.

Response - The board will need to follow up with you.

Tim went on to report about the carport bidding process. He described the two problem areas associated with the carports.

Question from the board - How quickly can the contractors bidding for the work be able to begin?

Answer - Tim indicated he would get this information for us.

Question from the floor - Who pays for the repair of the carports? They went on to say, the previous attorney said it would be paid for by the party who owns the carport.

Answer - The cost will be shared by the community.

Comment from the floor - This is the same ground which has been covered before.

Comment from the floor - The carports are not owned by an individual, The individual is granted a right to use.

Tim then discussed pool plastering options, the use of pebbles in the process and bids provided. The pool surface is flaking and jagged. The pool also has cracked areas. Water needs to be in the pool as a ballast against water and dirt coming from below the pool.

Question from the floor - as part of any repair should we consider converting to a saltwater pool? Would we achieve any savings in our chemical costs?

Answer- We would have to investigate that option.

Question from the floor - describe the pebbles you're referring to and their purpose?

Answer - The pebbles are pea size and add strength to the plaster, but the surface of the plaster would still be smooth.

Comment from the floor - you may want to investigate using an epoxy type filler on the crack.

Coach-lights need to be replaced. If residents would like to order Coach-light for their specific patio they can purchase them with the community bulk order. If the light is installed as part of the community work taking place, the cost is \$30.

Question from the floor - if the building has been resided, but not painted, can the installation of the coach-light wait?

Answer - yes

Question from the floor - Who can install the coach-light?

Answer - it is recommended that it is done by a licensed electrician.

Comment from the board - could we investigate painting the area where the light fixture would attach prior to the building painting.

Question from the board - is the light produced from the new fixture adequate.

Answer - The light produced is in line with what we currently have.

Comment from the floor - this is a good light, meeting all specification requirements. The glass portion, is what is known as water glass and is clear.

Pat made a motion to order 248 coach lights funded by the community and additional lights to be funded by residents.

Motion was 2ed

Motion approved 5-0

Tim told us about the tennis court lighting situation and an option to repair them with 4 pulse star lights which would save 42% in electricity.

There were lots of comments from the floor regarding the lighting supplied to the visitor parking area and the lights usefulness during dog walking. The use of a localized timer was also discussed to save electricity. Tim said he would get us the cost to install a timer for future consideration.

Pat made a motion to repair the tennis court lights using pulse start lighting at a cost of \$1650

Motion 2ed

Motion approved 5 - 0

Michelle Swartz provided her maintenance summary and it is inserted below.

Tomahawk Creek Condominiums January 2015 Maintenance Summary by Michelle Swartz

- • Heat Setting on Thermostat Must Be Minimum 50 degrees Fahrenheit: Frozen Pipe Flooding Unit Building 11608.
- • Couch Dropped off at Compactor; Contractor Prevented of Putting Carpet, Padding, Drywall.

Question from the floor - Whose couch?

Answer – unknown

Question from the floor – Will we have a dumpster once a year to throw larger objects away?

Answer – It's a bad time for that right now with all the construction, suggest calling charitable organizations for pickup of unused furniture.

Question from the floor - Will we recycle?

Answer – this was tried before but people use the recycle bins for items that are not recyclable.

Comment from the floor – there needs to be a list of people to call posted, to have large items hauled away.

- • Mail Room Trash: Pet Excrement Being Discarded in Mailroom Trash.
- • Mail Room Bulletin: All Notices Were Removed From The Bulletin-Unauthorized.

Question from the board - Who is authorized to put postings in the mail room?

Answer - Michelle should be contacted prior to a posting and it was noted that someone had removed the postings without approval.

- • Pool Gate Latch Pried Opening.
- • Report of Settling in Building 11604: Inspection revealed the windows were leaking and causing damage to the baseboard beneath windows.
- • Water Test Windows 11613 Unit to Prove Leaking into Unit.
- • Report of Leak in Building 11604: Inspection of ceiling stain, in-line with above fireplace.

Bordner Roofing inspection, did not find any problem with roof or chimney, suspect water getting behind the siding. Siding to be replaced shortly, mark stain incase becomes larger.

- • Light Fixtures shorting out on Building 11623 and 11603 due to ballast in coach lights, also replacement of security lights is needed.
- • Ordering New Coach Lamp: Accepting Orders by Owners for Patios/Balconies. Question from Owners of whether this is Mandatory.
- • Insulating of sprinkler closets by recommendation from City of Leawood.

Question from the board – what is the status of the installation of insulation in the sprinkler rooms

Answer – work is complete

- • Placement of Cement splash blocks for guttering system, removing worn landscape edging and

drainage tubes that are being abandoned.

- • Meetings with several window more window installers on installation practices. (Andersen-

KLM, Paul-Davis, Arrow, and Jeff Tennant).

- • Carport Closings: inquiries of when the carport will be repaired, reports that people are parking

under the ones that have been determined unsafe, and location to park vehicles. Report of hit and run damaging the vehicle, in a no parking zone, because they could no longer park in their carport.

- • Complaints about the damage to interiors from vibrations with the siding project. Inspection of those areas appear to be where screws/nails are mudded in tape line and pop off.

There was a Great deal of discussion on this topic. One comment from the floor was the desire to know the boards feeling about this issue. Some board members expressed a great deal of concern and said that it should be fixed and the holes should be repaired. It was agreed that statements would be provided by other workers on site as to what they saw taking place at the residence.

- • Wiring of New A/C & Heat Pumps that are not to Electrical Code 11603.
- • Windows smaller than the rough opening of 3/4 inch gap building 11603.
- • Siding Company hit power line to building 11603 meter, re-established power to meter. One of

the main breakers to a Unit frozen, could not re-set. Breaker replaced, Owner Responsibility.

- • Report of Settling in Bldg. 11607, Inspection Scheduled.
- • Report of Settling in Bldg. 11605, Inspection revealed movement of concrete heaving.
- • Inspection of Buildings 11619 through 11631 and clubhouse. Will be doing inspection of 11601

to 11618.

- • Christmas Decorations and Lights That Need Removed.
- • A lot of Dryer Vents are Full of Lint, Do not have a cover, Broken, Need to be cleaned and

replaced with the new cover.

- • Decorations, Plant Hooks, Wind chimes, Thermometers, Clocks, attached to siding of balconies/patios or to rafters that must be removed.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

Inspections of newly installed windows revealed that they were installed incorrectly. The storm door previously supplied by Lowes is no longer available.

LANDSCAPING REPORT

Nothing to report.

SOCIAL REPORT

Nothing to report

At that time it was suggested that if anyone had an interest in a specific social event, they should contact Michelle. They would not be required to be on the social committee, and therefore would only need to be involved in the specific area of interest. This was suggested to foster greater participation.

NOMINATING COMMITTEE

Nothing to report

COVENANTS COMMITTEE

Reported that there were two appeals last year

OLD BUSINESS

Nothing was discussed at this time

NEW BUSINESS

It was suggested that the community have an audit done, since it has not transpired in many years.

Comment from the floor – this has been considered in years past but was determined too costly.

Comment from the floor – we are new to the community and we would like to know where the money is going. They felt the dues were higher here vs other communities.

After a great deal of random discussion throughout the room.

A motion was made to retain the services of a CPA (independent of the board or our management company) for the purpose of performing a periodic audit.

Motion was 2ed

Motion passed 5-0

There was some curbing damage done during the roofing process. An offer from the construction company to split the cost of the damage was made in the amount of \$3,400.

The board asked Tim to request the amount of \$5,100 for compensation of damages.

Comment from the floor – there seems to be a greater number of geese and droppings in our community. Could something be done about the quantity of geese? There was a great deal of discussion regarding this issue but no conclusion was derived.

The meeting was adjourned

VOTING SUMMARY

Following motions were made and voted by the board since the prior HOA meeting.

Motion to accept Block and Company's landscaping proposal minus the spirea was made by Pat Sinclair on December 16, 2014

Motion was 2ed

Approved 3-0 with 2 abstaining

Motion was made on Dec 16th by Jennifer N - To insulate the Sprinkler Closets which would cost \$28.09 each, approximately \$898.88 total before tax. Noting that after the first is completed, we have the option to inspect prior to proceeding.

Motion was 2ed

Approved Vote 5-0

Motion was made to renew insurance but go to a \$10,000 deductible, paying \$107,000 annually

Motion was 2ed

Approved 5-0

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Motion approved 5-0

Pat made motion to repair the tennis court lights at a cost of \$1650

Motion 2ed

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Motion passed 5-0

Respectfully Submitted on February 3, 2014

Tom Cogar
Secretary