

TOMAHAWK CREEK

A G E N D A

- I. **Call to Order – Nancy Pozo, President 6:30**
Board members present: Nancy Pozo (President), Amber Schreiber (Vice-President), Debbie Schuler (Treasurer), Edrissa Cham (Treasurer), and Allison Luthi (Member-at-Large)
- II. **Homeowner Forum – please limit comments/questions to 3 minutes 6:33**
- III. **Review/Approval of Prior Meeting Minutes – Nancy Pozo, President 6:37**
Debbie Schuler moved to accept the minutes from the May 25, 2023 meeting, Allison Luthi seconded, and all approved.
- IV. **President’s Report – Nancy Pozo, President 6:37**
Debbie Schuler has been appointed to the ASC committee.
ASC committee has requested a more stream-lined process to report problem situations and will meet to put this in place.
Pickleball interest?
Security issue discussion at the conclusion of the meeting
Several board members will be attending an HOA Board Annual Trade Show on August 14, 2023.
- V. **Property Manager’s Report – Jami Sabin, Property Manager 6:47**
- VI. **Financial Report 7:07**
- VII. **Committee Reports 7:09**
 - A. ASC – TBD
 - B. Landscaping – Pete Beyer
(See report outlined in July 27, 2023 Board Meeting packet)
 - C. Social – Daphne Reitz
 - D. Nominating – TBD
 - E. Covenants – Daphne Reitz
 - F. Website – TBD
 - G. Finance Committee – Presented in VI. Above
 - H. Package Committee – Dee Dee Knight

VIII. New Business 8:02

- A. Approve fire sprinkler bid for 5-year repairs.
Debbie Schuler moved to approve the bid from General Fire Sprinkler for the amount not to exceed \$6000, Allison Luthi seconded, and all approved.
- B. Approve Epic sprinkler repairs.
Debbie Schuler moved to approve the bid from Epic Landscape for an amount not to exceed \$1500, Allison Luthi seconded, and all approved.
- C. Approve the new lounges to replace the broken lounges at the pool.
Ratified by an online vote
- D. Approve bid from Inception Plumbing for main water line leak in 11612 A.
Debbie Schuler moved to approve the bid from Inception Plumbing for the plumbing repair outside of 11612 for an amount not to exceed \$2300, Allison Luthi seconded, and all approved.
- E. MAC bid for a tennis/sport court temporary fix.
Postponed for 2024
- F. Security of TCC for recent car activity.
- G. Added speed limit signs for the community, bid attached.
Debbie Schuler moved to approve 6 speed limit signs not to exceed \$500, Allison Luthi seconded, and all approved.
- H. Olshan was out for bldg. 8, waiting on bid since they completed the original piers.
- I. Olshan looked at bldg. 14 for settling. Waiting for the bid. KC Pier is bidding on this bldg., bid to follow.

IX. President discussion topics 8:17

X. Next Meeting –September 28, 2023

XI. Adjournment 8:17

XII. Question and Answer Session