

TOMAHAWK CREEK

AGENDA

November 16, 2023

- I. **Call to Order – Allison Luthi, President 6:46**
Members present: Allison Luthi (President), Amber Schreiber (Vice-President), Debbie Schuler (Secretary), Edrissa Cham (Treasurer), Jason Lank (Member-at-Large)
- II. **Homeowner Forum – please limit comments/questions to 3 minutes 6:47**
- III. **Review/Approval of Prior Meeting Minutes – Allison Luthi, President 6:57**
Jason Lank moved to approve the September 28, 2023 meeting, Edrissa Cham seconded, and all approved.
- IV. **President’s Report – Allison Luthi, President 6:59**
- V. **Property Manager’s Report – Jami Sabin, Property Manager 7:08**
- VI. **Financial Report**
- VII. **Committee Reports 7:23**
 - A. ASC – TBD
 - B. Landscaping – Pete Beyer—committee was given discretionary funds for the Landscaping Committee to mulch the older “new” trees.
 - C. Social – Daphne Reitz
 - D. Nominating – Paula Donham
 - E. Covenants – Daphne Reitz
 - F. Website – Emile Hong
 - G. Communication – Kathi Fern
 - H. Finance Committee – Presented in VI. Above
 - I. Package Committee – Dee Dee Knight
- VIII. **New Business**
 - A. Approve KC Pier for Building 23, pier work
Jason Lank moved to approve \$25,000 for Building 23 pier work, Amber Schreiber seconded, and all approved.
 - B. Approve KC Pier for Building 27 foundation drainage work, Amber Schreiber seconded, and all approved.
Jason Lank moved to approve \$2,500 for Building 27 foundation drainage work,
 - C. Approve Epic for ground water fix behind Building 17

Jason Lank moved to approve \$12,000 for Building 17 to fix the ground issue, Amber Schreiber seconded, and all approved.

D. Approve Atlas brick work 11603 F

Jason Lank moved to approve the brick work at 11603 F for \$2000, Amber Schreiber seconded, and all approved.

E. Approve bid from Advantage Fire (vendor change)

Jason Lank moved to approve the bid from Advantage Fire for \$2610 for fire/water inspections, Amber Schreiber seconded, and all approved.

F. Approve Updated Rules and Regulations for 2023

Jason Lank moved to approve the updated Rules and Regulations, Amber Schreiber seconded, and all approved.

G. Set board meeting schedule for 2024

Amber Schreiber moved to set the 2024 meeting schedule for February, April, June, August, October, and the Annual Meeting on November 14, 2024, Jason Lank seconded, and all approved.

IX. President discussion topics

X. Next Meeting – announced in Section VIII, E

XI. Adjournment 8:11

XII. Question and Answer Session