

**TC HOA Board Meeting
Tuesday, May 29, 2007
6:00 PM**

Participants: Linda South, Gayle Voyles, Debra Smith, and Ken Patrick.

Linda South called the meeting to order.

The board members revised the suggested pool rules to be posted on a metal sign near the pool. (Code 523) and content for the Trash Compactor Sign

Linda asked board members if they'd had an opportunity to review the final version of the revised governing documents. Debra and Gayle both said they had.

By-Laws and Declaration:

Gayle is ready for them to go to the attorney.

Debra – I have a couple of concerns.

By-Laws 11 –

Section 1: Suggests leaving it as originally was. Article 4: Officers designation:

We changed it, but I think the Treasurer may be elected by the board of directors may be either a director, an associate member, or property management agent. The Board of Directors may appoint from the members one or more of the

Debra doesn't think a Vice President should be appointed if they are not on the board.

Debra, personally thinks, we should keep it the same OR the treasurer could be the property management agent and the V. President shouldn't be able to be anyone other than a Board member.

Assessments – Page 18: Article 7: Section 1

Recommendation is that we leave it alone. Reason: 10 years down the road who knows who'll be running things, we could offer money to get a better talent pool.

Declarations: Debra doesn't agree with because of the square footage issue.

Debra: I did have a question about the By-Laws, but I can't find it. I will bring my question to the next meeting.

Ken arrived at 6:15 and President South brought him up to date on the discussion that had previously transpired.

Have you had a chance to review the governing documents? Ken stated that he had not. Linda asked him to email his thoughts to her.

Debra:

Two more Problems with By-Laws:

10(B) Association Rights and Restrictions – Parking – interested in legalities with #10.

We can change the parking regulations—opens us up to future problems

11: Use Restrictions – this is what Howard previously put in during this conversion—to make parking regulations and noise level.

Debra's Concern: If it is defined by law (common or limited common); any time a new board comes on our rules could change, if we leave it as the attorney suggested.

Linda: The board is given the power to make changes, as need, with By-Laws.

Debra read entire KS Condo law: It defines common or limited common –we define parking as common area; then later 5A (iv) limited common area. It is already defined, so why are we changing something else that is contradictory.

Linda: I don't think it is contradictory. If we want to make rules about visitor parking – speaking of disabled car, or cars on blocks, which are in the rules.

Debra: Parking Regulations, Over and Above – previously mentioned in common limited area.

Last thing Debra had – 11(C) Sales and Lease (i) last sentence – we are being disingenuous, we have a fair number of people who have bought these units and have parents or children pay them whatever monthly payment that they are able.

Linda South: I don't think this speaks to family members—it is speaking of regular sales and/or leasing.

Ken: Thinks this is a major change to the policy. There could be an owner going into limited care and hope to rent for whatever they can get, until they can come back home. We are doing things more than removing the Pauls Corp.

Linda: Again, Howard suggested this change to protect the HOA.

Ken: Our mission has changed.

Linda: That is why we are looking over them.

Anything else?

Debra: I'll bring my questions next time.

We are supposed to have 3-7 members on the Covenants Committee; who do we currently have? Linda: Tom Scanlon, Judy Brewster, and Judy Marcus

Quarterly financials are submitted at monthly meetings. Homeowners can see these any day.

Four Board Candidates:

Gayle – Jennifer Nearing – Long-time interest in maintaining and improving community for homeowners.

Ken: Value of the candidate that had previous experience working with Cohen Esry Management Company.

Debra – Wants to vote for Stephanie Easley; I've seen her face more than any of the others at meetings. She's been a president of an HOA; she appears to be a free thinker.

Linda South – I think they are all good candidates; In keeping, if we wanted to have a one bedroom (Farrah, Jennifer, and Judy) all qualify for no garage. Each of them have positive qualities. Linda is in favor of any of the 3 candidates that do not have a garage.

Ken: Stated he also felt one bedroom/no garage is an important criteria; so that group.

Stephanie- has a garage

Jennifer Nearing

Judy Brewster, and Farrah Staples (all are one bedroom/no garages)

Two members voted for Jennifer Nearing, so Linda will see if she will accept the open position on the board.

Linda: Anything else we need to talk about?

Debra: Pictures; has everyone seen the pictures?

Linda: John has contacted the city and we'll know more at the June 14th meeting.

Park Place is the next construction site up that feeds into our creek. Often it is hard to see where the debris comes from. We suffer the crud in the ponds, damage to fountains, etc. Historically, ponds are potential dredging expenses.

Once Ken has a chance to review the final draft; then send to Howard for his final approval. Then we'll be ready to take them to the board, based on his legal advice.

Temporary Time Table: Announce on the June 14th – available for review

Third Thursday of July (19th): we would have a meeting (HOA meeting) predominantly to discuss the Revisions; Howard would be available to address questions.

Then, at the August meeting, or a special meeting (if needed) to call for a vote.

We would fine tune our propositions, by then.

One more thing Linda thought of, Pool Party – Saturday, June 9th

Social Committee want to do Jack Stack BBQ and make sure the board is fine with that.

Paper Goods, two meets and 3 side dishes, all bread, pickles for \$650 for 70 guests.

Debra – you do not foresee another meeting before the June 14th.

The By-Laws say that Directors have to call a meeting 72 hours in advance.

Is that it?

That's it; meeting is adjourned.

6:45 Dismissal Time