

Tomahawk Creek Condominiums Homeowners Association
Minutes of the Meeting at Tomahawk Creek Clubhouse
January 26, 2016

Board Members Present: Stephen Leake (President) hoaboard@stepheleake.org, Dorothy Tate (Treasurer) and Thomas Carroll (Secretary).

Centennial Management Present: April Hopkins (Portfolio Manager) and Leslie Wilson (On-site Manager)

Homeowner Forum / 6:30-6:44pm

Jean Kraushaar from unit 8A:

The homeowner requested an update on the status of the building 8. April (Centennial) noted that two peering specialists have been called to get a recommended course of action.

Melanie Carver from unit 24H:

The homeowner observed rats near the maintenance shed. The homeowner also requested that the roof tiles in the driveway be moved. April (Centennial) responded that we are waiting for better weather to move them.

Board Meeting Call to Order, President's Report / 6:44pm- 7:45pm

Motion: Approve board meeting minutes for December 15 2015 meeting,
Proposed by Thomas Carroll, approved by all.

HOA Website Notes:

Tyler Adams and Tyler Kavanaugh investigated the options around website hosting and propose we go forward with HOA-Sites.com for a website, and hostmonster.com for email. The expected annual cost for the first year is \$776.64, dropping to \$576.64 ongoing. They recommend a budget of \$900 to cover unexpected items.

Motion: Approve the above website proposal with an initial budget of \$900.
Proposed by Dorothy Tate, approved by all.

Budget discussion Notes:

The budget is not yet ready for approval; we are waiting on final details on the loan. There was extensive discussion of budget options.

Motion: Approve annual tax preparation expense to Marr & Company, \$365
Proposed by Thomas Carroll, approved by all.

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Motion: Reject Time Warner Cable revenue share exclusive contract proposal, (\$24,000 for eight years of only allowing TWC service).

Proposed by Thomas Carroll, approved by all.

Maintenance Position Notes:

In the meeting it was stated that current budget includes a pool maintenance contract for approximately \$37000. This work could be performed by a full time maintenance person with the correct training. Note: upon further review after the meeting the contract cost for pool maintenance is \$9010.

Motion: Do not sign contract with Heshmeyer Pool and start search for qualified full time maintenance person.

Proposed by Thomas Carroll, approved by all.

Motion: Approve contracting with an electrician to fix the carport lighting (1-14)

Proposed by Dorothy Tate, approved by all.

Committee Reports / 8:02-8:03pm

No committee reports this month.

New Business / 8:03-8:06pm

Motion: Approve Collection Case #1 previously discussed in executive session.

Proposed by Thomas Carroll, approved by all.

Motion: Approve Collection Case #2 previously discussed in executive session.

Proposed by Thomas Carroll, approved by all.

Meeting Adjourned at 8:06pm