

June 14, 2007
6:00 PM
TC Board Meeting

President South: There were no votes (by phone or email) needing to be recorded.

Questions Regarding May Financials

Debra: John I think you'll be answering these.

Why are we \$5,000 over what was expected.

John: That is because some homeowners pay ahead.

Tennant Reimbursement: What is that all about?

John: Violation fees/Roos and Sutherland –they were assessed violation fees and that became revenue for the TC HOA.

Debra: Cable Income – What is that;

John: Time Warner has exclusive right for cable in our community; so we raise revenue through them giving us money based on the number of homeowners with cable.

Debra: Next page, \$4,700 over on landscaping

John: \$6,711 approved for Epic to repair the Irrigation System.

Debra: Landscape contract?

John: The work that is done on a monthly basis; Landscape services –something over and above the contracted services

John offered to answer questions any board member may have as they review financials.

Debra's next question: Roof and gutter

John: We cleaned last year, don't have tall trees adding waste into the gutter; we are trying to save that \$4,000 unless there is a need to go ahead and clean the gutters.

Debra: I have two more questions on this page; \$500 over on supplies for the year
How did this happen?

John: Repairs and Maintenance – Once of the things that you need to understand is that when Bill does work for homeowners the association buys the supplies up front and then is offset by the service fee that homeowners pay.

Debra: Fire Sprinkler Test and Maintenance – We had a flood earlier this year in a sprinkler room, and we've had alarms going off. This last month Banford came and checked out backflow preventors—for \$2,200 in June –spent earlier than what we had thought it would be spent. Next month's year to date will probably look much closer.

Debra – What is the budgeted amount reserved for? Fire Sprinkler test – whoever created the budget that is where backflow tests fall. Last page – License and permits?

Pool License \$250-\$275.

Jennifer's Question – Cable money—where does that go? That goes into the HOA budget – next month budget number will climb by \$5,700 dollars, a little over \$1,000 more than what we projected.

John explained that he tries to guess low on income and high on expenses.

Ken – How long is our contract with Time Warner?

John: It was a seven year contract. It is probably up in the next couple of years. It is a nice source of income; if you cancelled that contract and let other companies come into the community it might be good on one hand (for homeowners), but not as good for the TC HOA.

Debra shared that she thinks we should check to see what service people use.
Ken: That is because that is the only service they can have in this community.
The board discussed looking at options, before the existing contract expires.
John will look to see when the contract is up.

Cynthia's Report

We have two pet waste stations up and one to be put up: one by tennis courts, one by building 3 and the last one I wanted the board's approval. Cynthia asked DJ's opinion. By 30-31 an island; would place them in different regions. Everyone approved DY and Cynthia's recommendation.

Monday, June 18th we will order the geese line. John will use his credit card, for leverage, to be sure we get the supplies without problems.

Landscaping- Large front island (roses and flowers put in Wed. / those killed by frost) also work on Bldg. 15, by the area where a drainage replacement.
Any other issues on landscaping issue? None

President South asked Cynthia to speak about pet stations and islands' flowers during the monthly open meeting.

Debra – Delinquency report—several people are getting up there.

John: Remember--information in the financials is usually updated by the date of the meeting. Letters have been sent to the people who have not been marked off. Evans – John spoke with; he assured he's bringing some money. Legal letter sent to the person at the bottom that owes a larger sum of money. Liens can be put on their property if they don't respond in the time period the law stipulates. Cynthia spoke with 31B –she thinks the owner is out of the country. A lien will be filed if we don't hear from him by the 25th.

City of Leawood Report:

As long as they don't have signage that we are selling goods, no permit is required. Is the board in agreement that sales should be allowed, making sure no signs are posted. The board unanimously approved the sales of baked items on Saturday mornings for those attending the weekly coffee; no signs to be posted.

John: Bid for private line for emergency phone by the pool.

There is a company still selling private pay phones and it would cost approximately \$700 for one year's service, line charge, and installation. We would save money the first year \$200 Second year; private phone a little more than the 911 the second year –only \$20-\$25 increase. 911 phone would be \$200 more for the first year. Only \$540 for service each year after the first year. It could change, as A T & T makes fee changes for lines. John's recommendation is to make some kind of a change to save the HOA money.

Ken: What if we just put a regular phone out there? They only cost \$5.00 a piece – call restricted – private.

Jennifer – Why do we have a phone out there?

John – Safety – Johnson County recommends having a phone by pools.

The board discussed costs and benefits of alternative phones or the 911 phone. Jennifer liked the idea of a phone in a box. Gayle made a motion to go with the 911 phone. \$45 a month charge would be constant. Jennifer seconded the motion. Two yes, two might like to wait for John or someone else to do more research. John doesn't know of other places to investigate. Debra offered to check into alternative phones. John said you also need a box for the phone. The decision was tabled.

Pond Update: We received an informative email from our service provider regarding our concern expressed about the pond. With regular rains we've had; any treatment done to water would have minimal effect due to the constant inflow and outflow of water. They stated they would begin treating today and possibly finish before the next rainy period of time. Treatments/Aqua Shade – beneficial bacteria treatment and applying algacide and aquatic herbicide. Repeat in a week and a half to two weeks; weather permitting. If it rains soon after a treatment – it is a waste of money. These treatments are about \$300 - \$500 each time. John continued to say that the service provider didn't want to waste our money; he's been conservative with treatments. There may be some benefits of being more aggressive, but there is no guarantee of improved outcomes. The water in the lake nearly completely turns over with each rain. This makes it hard to achieve water balance. Sediment/nutrient rich soil is another factor concerning this ongoing issue. On a good note, the fountains are running well.

Drainage/Irrigation

Cynthia has been keeping track of all problems; Epic has placed bids on problems areas and we have compared their bids with Signatures' bids last year. Epic rep, John, and Cynthia walked all areas; need to implement a drainage plan for buildings 9, west side of bldg. 17, west side of bldg. 16 and west side of tennis court. Those four areas will cost \$13,199. John pressed him and he dropped the bid to \$12,671.

Debra – What is the real issue?

John: swampy areas – draws mosquitoes – short distance from patios—problems have been in existence for years. \$35,000 budgeted; John is suggesting we spend about ½ of the budgeted amount. Proposed solution: Construct a long trench drain to help drain water out. Ken made a motion, Gayle seconded, and the motion was approved unanimously to go with the \$12,671 bid.

Pool issue – mulch blowing into pool created more work for Bill. Bids for rock; \$4,080 to remove mulch and put in rock. 2 inches in diameter – John's suggestion – instead of doing entire pool area – pick one side of pool and try as an experiment. The mulch has been removed and now dirt blows into the pool. Last fall or spring we spoke of putting ground covering. That would have to be a next year thing.

Alternative solutions were discussed: decorative borders around the pool (edging), rubberized mulch. John said they did that on another property. Gayle and Linda S. both said the board had previously voted NO on rocks because of safety issues.

Leawood Senior Inspector – Visited the site and cleaned up some debris. Bill and Cynthia again went to the Supervisor and explained the problems we've had in the past. Cynthia is keeping track of documentation, communications, etc. with the city and construction team.

Homeowner Letter –request for reimbursing her half of the rental fee for the clubhouse. Cynthia – had explained that there was no guaranteed parking – due to pool activity. Debris moved – crew had already left. The other side of the issue is that the parking situation may exist. The board approved giving Tina Johnson half of the rental contract fee.

Homeowner's request for the Front Screen Door for Daughter's Condo Unit:
The board supported giving the decision to the homeowners; homeowners voted against installing storm doors on the front. Homeowner had installed a security system for his daughter. Homeowner worries. Ken will draft the letter of response.

Linda shared a copy of Proposition 1: she added front screen doors to get more input from homeowners. President South then explained that Howard needed a different evening in July (can't be here on a Thursday night).

Newsletter – DRAFT – Tabled due to insufficient discussion time before 7 PM Meeting.

Website Update – website has been paid for one year, hosting paid for a year; Gerald needs to set it up. Debra stated that she doesn't agree with the plan of posting entire minutes on the website.

The Board Meeting adjourned at 7:02 PM

Respectfully Submitted by
Gayle Voyles,
TC HOA Secretary and Treasurer