

TC HOA March Board Meeting

May 19, 2011 6:15-8:07

Minutes, by Leslie Champion

Participants:

Signature Staff: Leslie Champion Property Manager, Samantha Gwin

TC HOA Board Members: Don Lickteig, John McKelvey, Jo So, and Gerald Clamors
Linda South, Chair of Covenants Committee

Homeowners: Martha Johnson, Ken Patrick, Tom Scanlon, Vasile Vezeden, Fannie Vaughn

Called to order by Board President Don Lickteig at 6:15

Topics Discussed:

April minutes had been approved by email.

Linda South is not on the agenda but she is sitting in for proposal steps for amendments to the bylaws. Tomahawk Creek needs to acquire 67% approval of the owners by weighted votes for changing governing documents, Declarations and Bylaws. This vote may be presented at an annual meeting or a special meeting. Homeowners may vote in person or by proxy, which must be specific to the vote. The vote must then be finalized and filed with a filing fee at Johnson County courthouse and recorded. John McKelvey made a motion to revise the Bylaws section 1 and 2 of article 6 (pg 16) to change the wording with regard to limited common elements and who pays for those expenses. Jo So seconded the motion, a discussion commenced. John would like to include the previous wording that was used in the revisions that wasn't passed during the last attempted vote. Don wants to make sure grammar and language is updated as well. Currently the Declarations and Bylaws are at odds with one another and Declarations oversee Bylaws. Don would like a compromise on wording so that a revision might pass this time. This will be the third time a revision to the Bylaws has been proposed. The first two times there were not enough votes cast to make a change. Linda suggested prior to the quarterly meeting to post the agenda with Limited Common Elements as an item topic. Sam recommended a survey of proposed changes be sent prior to the meeting so that the Board could get the information out to the Homeowners before the meeting and it would give the Board an idea of how many are interested in the change. The Board, with the help of Howard Barewin will continue to work with Linda on proposed amendments with the correct language that will better describe what is trying to be achieved and be more acceptable to the community to get adequate votes to approve any amendments. Motion was not carried, Gerald wanted to study the matter more and Don abstained from the vote.

Sam discussed April's financial report.

Operating account \$ 39,109.69

Reserve account \$ 58,020.02

Money Market account \$297,569.13

Surplus of \$2,900 actual YTD

Don would like to adjust the budget in June as some of the budget items are off actual costs like snow removal. Jo had a few questions regarding the bill payments. High utility bills were a result of Tiehen not paying December and two bills that were paid in one month. Electrical repairs were budgeted at \$250 but \$1,900 was spent due to a break in the electrical lines at carports by building 4.

Norton and Schmidt reviewed the proposals for building 18 that were submitted by KC Masters and Arrow Foundation. Norton and Schmidt asked both bidding contractors for a revision of the pier loads. Once all information is sent to Norton and Schmidt they will provide the Association with a recommendation.

Delinquency report:

As of May 19th total delinquent is \$31,502.01 this includes the following:

Current court actions in the amount of \$28,120.30

Current small balances and carport/balcony charges in the amount of \$3,381.71

Liens were filed accordingly

Liens need to be updated every two years per the association's attorney

Leslie advised that the lease approval letters have been sent out to 56 owners who rent their homes out. Leslie has had twenty-one owners respond with the correct information. Leslie will send out thirty-six letters with a notice of a fine if they do not respond. Fine amounts will be charged in the amount of \$50 for the first month and then \$100 there after.

ASC and violations, Leslie was under the impression that the Board wanted her to go with the committee Carolyn and Rochelle to do inspections. Don would like Leslie to go with out them so that it can get completed and letters can be sent out. To date in the files two units have been grand fathered in. A book will be made with photos and letters for review.

The fitness center flooring will be purchased from KC Commercial flooring in the amount of \$2,586 pending insurance requirement review.

Out of thirty-one sprinkler closets three are in the process of being repaired. The goal is to have all of them repaired by the end of September.

Don discussed the Rewerts report that was supplied free of charge. The report gave a detailed item-by-item list of different areas on the property that may or may not need attention. Don advised that the gutter repairs are already being addressed. Most of the information the board was already aware of. Leawood is supposed to build a community center that will affect the pond. Don advised that Blue Valley Labs who is currently doing the contract upkeep on the pond is doing a great job. Before anything permanent is done to remove the silt and sludge from the pond the association will need to wait till all close construction is complete.

The Association received two bids on completing a Reserve Study for the property. Norton and Schmidt supplied the lower bid in the amount of \$5,800. The Reserve Study is designed to provide estimate fund amounts for the next twenty years and an expense timeline for major repairs and replacements on the property. It was discussed that this is something that can be discussed at the 2012 budget season.

Don advised that the Paul's/Tiehen issue of \$100K needs to be tabled. The Association is missing minutes from 2005, 2006, 2007 and the first half of 2008. The money was deposited but there is no record of how the funds were spent.

Leslie could not find a copy of the Terminex contract in our files and received a copy to the Terminex contract from Terminex signed by "J". The contract advised that bait traps are inspected every July and if activity is found the spray treatment is included. The contract is in the amount of \$2,800 a year and can be increased each year.

The sprinkler closet alarms were being monitored only for the clubhouse and not for the other buildings and we were being charged even though the system was not working in the clubhouse. We were being charged by KC Fire and that contract h, as been cancelled. We have a bid from Grinnell to monitor all buildings which would require installation of equipment in excess of \$22,000.00. The decision was made to get updated bids near years end and then make a decision to budget this for next year.

Adjourn 8:07