

December HOA Meeting

The December HOA meeting was held at the community clubhouse on December 10, 2014 and began at 6 PM.

Board members present

Jennifer Breece President

Patricia Sinclair Vice President

Jennifer Nearing Treasurer

Darline Terrell Member at Large

Tom Cogar Secretary

Our management company was represented by, Tim Rellihan and Michelle Swartz.

The board members were introduced

Jennifer Breece announced that, in the future, we would be making every effort to get the minutes of the HOA meetings distributed as quickly as possible.

Jennifer then provided background information regarding the issue of lighting the Tallgrass sign on the building adjacent to our property. The city of Leawood has approved the lighting of the sign. At this time, the owner of the building still plans to provide us with landscaping to minimize the impact which should include trees 6 to 7 foot tall at the time of their planting.

Tim Rellihan, announced that the treasurer's report had been forwarded to the board. Tim noted that the \$86,000 reimbursement previously discussed had been received and was included in the budget. Cash on hand is \$888,000 but it was noted that several substantial payments would be made soon.

MANAGER'S REPORT

ROOFING

We are in the last week of the roofing work which includes inspections. Tim stated that in addition to the 30-year manufacturer's defect warranty, the roof had a 5-year warranty including labor and periodic inspections which would be made by our roofing company.

SIDING

The installation of James Hardie Board (Hardie Board) on building 21 was complete, building 23 would be completed soon and building 3 would be starting soon.

Scheduling information would be posted. Information of detailing the work schedule during holidays would also be shown. The siding work will continue through the winter when possible. Painting of the Hardie Board will be done in the future.

Question came from the floor.

Would parking be affected during the painting process?

Answer - Tim stated that it would not be.

ASPHALT

Tim informed us that the asphalt work was completed for the time being but more work would be done in the future.

Question came from the floor.

Did we use a different asphalt contractor this time?

Answer – Yes.

Question came from the floor.

Will border share in the cost of the asphalt replacement?

Answer – No

LIGHT FIXTURES

It was recommended that we table any new decisions made regarding the light fixtures at this time.

Question from the floor.

When the privately owned exterior lights need to be installed, can that installation receive the same bundle installation price?

Answer – Yes, when accomplished at the same time the others are installed. Whatever privately owned light fixture is removed for the replacement of siding will be reinstalled or new if the owner has purchased it.

FOUNDATION

Building 4 had three quotes provided for foundation work. Cornerstone was the lowest price and our consultant approved of their solution methodology.

A motion to accept Cornerstone's bid for the foundation work was made by Darline Terrell, 2ed and approved 4-0.

Statements from the floor.

Concern regarding building 2 and building 20 foundations were expressed from the floor.

Michelle Swartz provided her maintenance summary and it is inserted below.

Tomahawk Creek Condominiums

December 2014

Maintenance Summary by Michelle Swartz

- Heating & Cooling in Homes at 55 degrees Fahrenheit: Report of notice on door from KCP&L regarding shut-off of power. Contact with owner to rectify.

- A/C Dual Breaker for Siding Company to block in.

- Trash: Homeowners trash in the pet waste container by tennis courts. Mattress thrown in to the compactor.

Cardboard boxes, untied trash bags, small grocery bags.

- Package Service: Will be open 4:30 – 7:30 p.m. Tuesday & Thursday starting Tuesday, December 16th.

- Warranty from Arrow Foundation on the mud jacking and piercing of building 11618. Mark Philips of Arrow Foundation is sending the warranty information to provide to new owners of condominiums as they sale. Life time on structure, 25 years on drainage tile, but not warrantied on the interior of piercing of D.

- Dryer Vents & Storm Doors: Confusion over why this should be a cost the owner is responsible for when the siding being re-done is not under their control. There is nothing stated in the Rules & Regulations or guidelines that the owner will be responsible for future costs if there are changes made to the exterior.

- Reports of personal property being stolen. The planters in front of an entrance or the patios of a home are the homeowner's property. Please refrain from handling others property. Also report of iPod charger stolen from the inside of a vehicle parked in their designated space (doors left unlocked).

- Dogs: Dogs must be on a leash. It does not matter the size, whether trained or not, whether just going from the door to the car.

- Reports from owners that they do not attend the Monthly Board Meetings due to the behavior of individuals at the meetings; that they are not a civilized and the discussions are disrespectful. People have forgotten how to behave in a community setting.

- Placement of Cement splash blocks for guttering system, removing worn landscape edging and drainage tubes that are being abandoned.

- Meetings with several window installers and ARI regarding installation practice and James Hardies warranty. (Champion, Bordner, Window World, Jeff Tennant, & ARI) • Several phone calls and emails regarding the car port closings. HOA dues increases, original development liability, continue to have more issues with the property, No longer profitable to have rentals, and respective carport owners not paying additional HOA dues for the square footage.

- Complaints about the clean-up of nails, metal from the guttering company, trash from crews, noise from the music being played, congestions in the area, and tired of the on-going construction.

Comment from the floor.

Informed Michelle about some drainage issues.

Answer – We are aware of it

Question from the floor.

Is it better to replace our windows before or after the siding change?

Answer – It is better to do it prior.

Comment from the floor.

There's concern about the windows at the front of the clubhouse and the impression it makes on the

community.

Answer – we are aware of it but other issues currently have a higher priority.

COMMITTEE REPORTS

ARCHITECTURAL REPORT

We were reminded to inform the committee after work is completed so that inspections can be made.

Question from the floor.

Why?

Answer - to check for proper installation, for example - window installation needs to be checked to ensure proper installation to help prevent seepage.

LANDSCAPING REPORT

A landscaping application form has been created and submitted for the board to review.

SOCIAL REPORT

None

NOMINATING COMMITTEE

None

COVENANTS COMMITTEE

Reported no additional reports other than those given to the board prior.

OLD BUSINESS

NEW BUSINESS

WEBSITE

Jennifer reported information regarding community website. Although the site is in early stages, it will enable the community to post classifieds, have discussions, documents, applications, and surveys to name a few. The site name is TomahawkCreekHOA.com

Question from the floor.

What is the outcome of the fireplace removal request?

Answer – The purchase of the unit is no longer going to take place but after much discussion there was a consensus that the board had to figure out a way to get a structural report and detailed information about what was going to take place, since we currently don't have an application for inside modifications.

Tim Rellihan requested additional money for the roofing inspection. Discussion ensued and eventually:

Pat Sinclair made a motion to review the contract language for the roof consultant and determine what needed to be done next. The motion was approved 4- 0.

Tim Rellihan provided background information of the series of events involving the structural integrity of our carports and the actions currently in progress. The primary issue being individual safety. The board is looking to determine exactly what could be done for the carports in two ways:

- Could a temporary fix be achieved to allow use quickly and the cost for that action.
- What has to be done long term to effectively resolve all carport issues and the cost and time required for that action?

When this information is received, the most appropriate action will be determined. It was also stated that our insurance company is currently still covering the carports.

Motion that the engineers fee, in the amount not to exceed \$2000 and payable to, Bob D. Campbell & Co Inc for inspecting the carports be approved was made by Pat Sinclair.

Motion 2ed

Motion approved 4-0

Comment from the floor.

It was suggested that any workers on site be notified to stay out of the carports.

Question from the floor.

Should the cost of repair be the responsibility of the carport owners?

Answer – one response given is that its actually not ownership but a right to use. Some felt it was a legitimate question and should be investigated further.

Comment from the floor.

There was concern how to market the value of the carport that is currently unusable.

Answer – there were different positions on the comment but no consensus. It was stated that the carports would eventually be repaired or rebuilt.

The meeting was adjourned

VOTING SUMMARY

Following motions were made and voted on by the board after the election and prior to the December board meeting

Motion to allow board voting and discussions electronically and telephonically was made.

Motion was 2ed

Approved 4-0

Motion for a new standard brown vent to be used on brick Motion was 2ed Motion approved 4-0

Motion to meet with landlords of Tallgrass (Block and Company) to listen to their NEW proposal Motion was 2ed Approved 3-2

Motion to renew existing management contract with Tlehen.

Motion was 2ed

Approved 3 in favor with 1 abstain

The minutes of the 2014 annual meeting were approved 3-1

The following motions were made and voted on at the December 10, 2014 HOA meeting:

Motion to accept Cornerstone's bid for the foundation work on building 4 was made by Darline Terrell,

Motion 2ed

Approved 4-0.

Motion to review the contract language for the roof consultant and determine what needed to be done next was made by Pat Sinclair

Motion 2ed

Motion approved 4-0

Motion that the engineers fee, in the amount not to exceed a \$2000 and payable to, Bob D. Campbell & Co Inc, for inspecting the carports be approved was made by Pat Sinclair.

Motion 2ed

Motion approved 4-0

Respectfully Submitted on December 16, 2014

Tom Cogar

Secretary