

TC HOA March Meeting 7 PM TC Clubhouse

Approximately 20 homeowners participated.

Homeowners were welcomed by President Reitz.

Minutes The Secretary gave a summary of the previous quarterly meeting's minutes (Dec. 17, 2009) and asked if there were any questions. There were none.

Financial Report was given by John Clock of the Tiehen Management Group.

Income: \$15,701 more than anticipated – due to the cable income being deposited in February, when anticipated to be deposited in March.

Expenses: \$130,612-- that is about 16,000 less than anticipated. Not quite as good as it sounds – we hadn't received some bills from January and February; the \$16,000 will be down to about \$4,000.

John then asked the homeowners if there were any specific questions regarding the financials? There were none.

Net income, year-to-date, was budgeted at a loss of \$12,260, but was actually a gain of \$19,489.

Daphne - Covenants Committee Update – The vote to revise the home association's governing documents included 52% of the vote; however, to pass we needed 67% of homeowners to vote to approve them (about two dozen more homeowners). The Covenants committee will go door to door asking homeowners who haven't voted to do so. This is an ongoing process; the board is keeping with legal council to be sure things are running smoothly/legally.

Daphne asked if the homeowners had any questions.

A homeowner inquired how many votes were needed. We have 186 votes right now, but need approximately 234 more votes. She then explained that the votes are weighted votes, per their unit's square footage.

Manager's Report was given by Cynthia Selder of the Tiehen Management Group.

We hope you've noticed the fliers posted on the enclosed bulletin board and by the mailroom door that inform homeowners that we will again offer dumpster days March 26, 27, and 28, next to Building 3, south of the compactor. You may dispose of large items while spring cleaning. The purple flier lists what you cannot place in the dumpster.

The tennis and basketball courts were resurfaced last fall – please abide by the rules, no bikes, skateboards, etc. We need to remind homeowners as we see the area not being used appropriately in order to protect the community's investment. Let Cynthia know if you see someone who is not following the rules – Cynthia can visit with them.

More people will be outside; reminder to drive slowly and be careful. It would be a good time to review our community's governing documents to be sure we are aware of the current rules and regulations. They were revised last fall. If you need a copy of the revised ones please let me know, I will make you a copy. Are there any questions?

Question 1: Schedule for repairing sidewalks ?

We will start inspecting the common areas of our property; we will identify the areas needing work (under budgeted items – concrete, wood rot, asphalt, etc.). John and I (Cynthia) will prioritize the areas of greatest need. If you believe there is something needing immediate attention, please bring it to my attention.

Question 2: Every year I observe Epic workers damaging our trees while trimming around the bottom of the trees. Is there something you can do to stop this?

Cynthia: We've budgeted to add mulching at the bottom of a few trees each year.

Homeowner: If we can't mulch them all now, could we protect the others in some way?

Cynthia indicated that she would speak with the Epic crew and John to see what could be done.

Cynthia: We have committees – Landscape, Architectural Standards, and Social Committee – we need volunteers – please see me if you are able to assist.

Board member comment – We are really short-handed.

Daphne – we are looking at a more project-based season.

Homeowner Comment: The Architectural Standards Committee is in desperate need of new volunteers.

Newsletter – Daphne, We used to do one, but only about 7 people were regularly picking them up.

We need help with this – if you have an interest in writing articles or suggesting the types of articles you'd like to see. **Jori Clamors and Linda Taylor volunteered. Online newsletter seemed to be in demand by those attending.**

Cynthia: Please do not assume we know about something; if a light is out on your building please let us know. We aren't on the property during the evening. If you tell us and it still isn't working please let us know by either sending me an email or dropping a note in the drop box in the mailroom.

Question 3: Arrangement with Bill Gates – What do we take to Bill and what to Cynthia?

Cynthia explained that Bill's tasks are different at different times of the year, and recently the work orders (that homeowners paid Bill to complete inside their units) kept him from being able to complete regular weekly maintenance tasks. Now, tasks/work orders (for homeowner's inside tasks, for which they pay Bill, must be done after his TC work hours.

Question 4: I am a dog owner and have a growing frustration regarding the amount of dog waste on the property. It is awful ; what can you do? I recently learned that we could call Animal Control and report individuals not picking up after their pet(s). What information would I have to give?

Cynthia: They would want to know the homeowner's name and/or unit number, description of the dog, location and time of the incident you observed. She then explained that she would post a reminder notice on the enclosed bulletin board and beside the door to the mail room.

Geese Poop – We are again going to put the geese line around the ponds, and working with Johnson County regarding removing geese eggs.

Homeowner: I know of two specific places where they do not use leashes *ever* and they have yellow places all over. Should I send the information to you about who is breaking the rules?

Cynthia – Yes.

Cynthia – one more thing we need your help with – Tuesdays and Fridays – some homeowners are still putting their trash out in boxes and shopping bags. All trash needs to be in only plastic trash bags. If you see neighbors using boxes or shopping bags please remind them – their trash blows everywhere and Bill has to chase the trash all over the place.

Homeowner: We still have people putting trash out the night before. Please be nice and remind your neighbors who aren't present tonight that in the meeting Cynthia said she would start fining individuals.

Homeowner Suggestion: Message that would be sent out to everyone. Does the board have the capability to have a generic phone call go to all homeowners?

Daphne: We have the ability – free service –but it is the matter of someone sitting down and entering everyone's phone number into the system. Privacy laws would require that only Cynthia do this task. We have looked at this system, but time didn't allow us to do it. We're trying to find something similar.

Homeowner Observation: Trash by the Compactor – Some homeowners can't even get out of their cars to put trash inside the compactor.

Daphne: We have Red signs posted asking people not to do that – in addition to that – the board is having Cynthia get bids to make the fence higher; you would have to be a javelin thrower to get trash on top of the compactor.

Another homeowner- I look down on the compactor and like the idea of the higher fence. We need a large sign.

Daphne: Anything else?

Homeowner: Does the Leawood Fire Dept. drive through regularly looking for parking violations concerning the fire lanes?

Daphne – I see the police drive through, but not the Fire Department.

Cynthia reminded the homeowners that when they see parking violations they should turn the car description, license plate and location of violation into her. She also reminded homeowners that the Fire Dept. asked us not to mark the curbs at the end of driveways as fire lanes because the fire department is not allowed to back up our vehicles – they couldn't park at the end of driveway areas. We do have NO Parking stenciled on the curbs – homeowners can turn in violators and cars can be towed.

Remember, you are welcome to stop by and pick up financial papers (monthly) and minutes from TC HOA. We appreciate your interest and are glad you attended this evening. Next time, try to bring a neighbor.

The meeting was adjourned at 7:37 pm.

Respectfully submitted,

Gayle Voyles,
TC HOA Secretary