

Tomahawk Creek Board Meeting

Monthly Meeting

Meeting Minutes

APPROVED

Meeting Date/Time	April 24 th , 2014 at 6:00pm
Meeting location	Tomahawk Creek Clubhouse
Board Member Attendees	Gayle Voyles, Jennifer Breece, Jennifer Nearing Absent - Karie Younger
Tiehen Attendees	Tim Rellihan and Michelle Swart Absent – Jim Tiehen

AGENDA TOPICS

- ❖ President's Report – Approval of Meeting Minutes – March 27th, 2014
- ❖ Treasurer's Report – Delinquencies report
- ❖ Tiehen Management Report – Roof Update, Bid discussion, Carport update, Phone Log Maintenance
- ❖ Committee Reports – ARC, Landscaping, Social, Nominating and Covenants
- ❖ Old Business – Security Cameras and Unit-L
- ❖ New Business

Email Votes:

March 13th, 2014

Motion made by Jennifer Breece to approve Cobblestone as the new siding/building color

Motion seconded by Karie Younger

Motion passes with 4-0 vote

Agenda Item – President's Report:

Gayle Voyles welcomed everyone to the meeting.

Gayle Voyles reported that the Nominating Committee reminded the Board that we needed to set the date for the Annual Meeting. Gayle Voyles reported that per our Decs and Bylaws we need to announce the date for the annual meeting, which is set to November 13th, 2014.

Gayle called for the Board to approve the Annual Meeting date of November 13th, 2014.

Motion/Vote

Motion to approve setting the Annual Meeting to November 13th, 2014

Motion seconded

Vote

Motion passes with 2-0 vote

Name

Jennifer Breece

Jennifer Nearing

2-0

Agenda Item – Approval of Meeting Minutes:

The following meeting minutes were presented to the Board for approval:

March 27th, 2014

Motion/Vote

Motion to approve meeting minutes for March 27th, 2014

Motion seconded

Vote

Motion passes with 2-0 vote

Name

Jennifer Breece

Jennifer Nearing

2-0

Agenda Item – Treasurer’s Report provided by Tim Rellihan:

- Roofing and maintenance – doing pretty good and current leaks have temporary fixes since roofs will be replaced.
- Contract labor was high due to a reclassification of a bill that was classified under landscaping so it was reclassified to contract labor
- Operating Account balance to date is \$50,080.15
- Reserve Account balance to date is \$543,000
- Electricity – this month’s bill included a total of 2 month’s worth of bills so it was over for the month.

Agenda Item – Tiehen Management Report provided by Michelle Swartz:

Pond Concerns Due to Fountains Broken:

Roof Update:

Tim Rellihan reported that currently the process is in the hands of the City Planning Commission. Two board members attended a precursor meeting with the Planning staffers. Jennifer Nearing was unable to attend due to work. Staffers had some objections regarding the color chosen by Bordner, which was the closest to what we currently have. All proposals and materials have been submitted to them and the Planning staff will make recommendations to the Planning Board next Tuesday at 6pm. So if there are any residents who would like to attend to support the community it would be appreciated.

Tim Rellihan thinks we are good on the color and looking for May 15th start time. We were planning on starting earlier but with the City being picky holding off until we get the City approval.

Tim Rellihan reported that Michelle sent out an edited version of some of the things you the homeowners need to know about the roofing project. Tim Rellihan reported that this is going to be a pretty massive project, with a lot of trucks, a lot of dump trucks. They are talking about putting in a shoot to go right into the dumpster. Trying to do everything we can to eliminate the possibility of damage.

Parking is going to be a premium. Will try to get information out to residents; where to park and when to park. When they are at your building we are asking you to remove vehicles from their parking spots to visitor parking by 8am and they can be parked back in their normal spot by 6pm.

Resident Question: If we don’t plan on using the vehicle during the day can we leave it in the garage?

Tim Rellihan: Yes

Resident Question: Or if we leave it there (garage) for the week?

Tim Rellihan: Yes, we are looking at doing 2 buildings a week, no 10 days. We do have a list of the buildings, it is projected to take 10 days, and they will take 1/5 of the building roof off at a time. Going to do everything they can to reduce interior damage. No rental of the clubhouse during the roofing project, but those with them already scheduled will be allowed to rent it out.

Gayle Voyles: Mentioned that we need to discuss nails. If someone runs over a nail, residents need to save the nail and report it.

Resident Question: Would there be a situation when the garages would be blocked over night?

Tim Rellihan: No there should not. Colored map shows where the dumpsters will be and testing was done with SUVs and they could get out with the dumpster behind it. The dumpster will be there over night and they will be dumped after work and brought back on property that night. Please let your neighbors know it's not free large item pick up and we asked that the dumpster be covered.

Resident Question: Will the sequence of buildings start counting out on May 15th.

Tim Rellihan: Yes the first 10 week schedule will start on May 15th.

Resident Question: So it's 10 days not a week per round?

Tim Rellihan: Yes, each round of buildings will be 10 days. First 2 buildings are 23 and 13. We will send out a notice a week before your building is being done. There will be no Saturdays unless there is an emergency case/weather and need to catch up. Should be done October 15th if they use their full 6 months.

Resident Question: Is there any reason to think we would need to be here when they are doing your building?

Tim Rellihan: No

Resident Question: If you out of town? Any reason Bordner would need access to units?

Tim Rellihan: If you're out of town let us know. Just so we know if there are any issues. No there should be no need for access to units.

Gayle Voyles: Tim did you want to mention that if they have any damage in their unit to let you know.

Tim Rellihan: We have eliminated that. Right now Bordner will do everything they can do to eliminate any damage. We are going to go by a case by case basis. Best to remove the items from the walls to ensure they do not get damaged. Also suggest removing items from patio to avoid damage.

Resident Question: Do resident's on the bottom unit's need to remove items?

Tim Rellihan: Yes I would recommend removing items. The building will shake and bottom units can be impacted. They will be taking 7 truckloads of debris away for each building per day.

Bid Discussion(s):

Fountains:

Tim Rellihan reported that 2 fountains are broken. We have 4 fountains in total. The following are the costs of repairs for the 2 that are broken. Bid was from Air-0-lator for the following: labor, replacing the fan motor blades, nozzles and 1 motor housing.

$\$401.98 + \$603.94 = \text{Total cost of } \$1,005.92$

Gayle Voyles: How much are new one's?

Michelle Swartz: \$4,000-\$5,000

Jennifer Breece: Are these the same ones that have been replaced before?

Tim Rellihan: We have only fixed not replaced.

Jennifer Breece: We keep repairing them at least once a year and Jennifer doesn't feel like that will stop until the pond is dredged.

Tim Rellihan: Recommend getting these 2 repaired and then discuss long term solutions.

Jennifer Breece: Are these the same 2 that were repaired last year? What about the warranty?

Tim Rellihan: We will check the warranty and report back to the Board.

Resident Comment: Have we tried plants and fish to help with the algae issues to help us with the problems.

Tim Rellihan: We will look into the options and report back to the Board.

Jennifer Breece: What is the monthly treatment that we are doing? Can Bill do it?

Michelle Swartz: They take the boat out and do other things. No Bill could not do that.

Jennifer Breece requested that the warranties be checked before making a decision.

Discussion tabled until Tiehen provides warranty information and other options.

Security Camera's:

Tim Rellihan presented the Board with the bid proposals.

Option A: Wired with home access for the pool and dumpster areas. There is a problem with getting signal to clubhouse. \$7,800. There is some wiring that Bill could do to cut down the costs by a couple hundred dollars.

Option B: \$3,300 total with a \$900 fee for cable to be installed to get access to internet. Monthly charge with Time Warner at \$75.00 a month.

Jennifer Breece – Can we not run it off of the wireless from the clubhouse?

Michelle Swartz: No it is too far. But if you're in building 5 and have Wi-Fi we could utilize we could cut the costs.

Gayle Voyles: Is there an option C?

Tim Rellihan: Yes but it was the camera's from Costco

Gayle Voyles: Yes that was what I was referring too.

Tim Rellihan: The consultant said for something of this size and dynamics, the Costco cameras would not be a viable option.

Jennifer Breece – I will allow for my internet to be used in order to save the association the Time Warner monthly fee. Save's the association \$900 a year.

Tim Rellihan: If we go with Option B and utilize Jennifer Breece's internet it would cost approximately \$3,000.

Gayle Voyles: Would like Board like to table this and vote on it via email o that Karie can vote?

Jennifer Breece: Yes we should table and vote via email so Karie is included. Not a high priority that needs to be voted on this minute.

Tim Rellihan: I would recommend the Board motions pending Karie's vote.

<u>Motion/Vote</u>	<u>Name</u>
Motion to go with Tom O'Connor bid for \$2,982.12 pending Karie's email vote	Jennifer Breece
Motion seconded	Jennifer Nearing
Karie Younger, Yes	Karie Younger
Motion passes with 3-0 vote	

Exercise Equipment:

Tim Rellihan reported that they have reviewed service contracts/repairs and do not believe it is cost effective. Currently would recommend we look at the tread mills first. Presented 4 options to the Board.

NEED SOMEONE ON THE BOARD TO PROVIDE THE OPTIONS SINCE I DON'T HAVE THE SHEETS HANDED OUT.....

Option 1: Commercial Treadmill Precor 932i On-line with Amazon; 10 year warranty \$5,000.

Option 2: Commercial Treadmill Fitness Showcase Vision T80: 5 year limited \$3,408.

Option 3: Commercial Treadmill Fitness Showcase Cybex 525T: 5 yr. limited \$4,422.

Option 4: All About Fitness Sale of Precor, Landice, & refurbished: \$2,200-\$4,700

Michelle Swartz: The refurbished one's are pretty much the same price as new.

Gayle Voyles: Need to have commercial grade.

Jennifer Breece: Interested to find out what the warranty for the Precor in terms of what they consider wear items. If belts are considered wear items and wear items have a 10 year warranty then that would be the better option.

Michelle Swartz: Fitness Showcase is local so they would put the tread mill together as opposed to ordering online.

Tim Rellihan: We could go back to Fitness Showcase and see if they would provide the same warranty as the one we would purchase online.

Gayle Voyles: The Board would like commercial grade and the best warranty on items that tend to break the most.

Item tabled for further discussion until further information is gathered on the warranties.

Pool:

Tim Rellihan reported that they had a pool company come onsite and evaluated the pool. The pool will need to be re-plastered but it is costly, approximately \$25,000. However, the current recommendation is that an epoxy coating is put on until next year when we would perform the re-plastering.

Michelle Swartz: Bill could do the epoxy paint. It would take 15 gallons of epoxy paint and it would seal it until we could budget to replaster it.

Gayle Voyles: This would be done now?

Michelle Swartz: Yes this would be done now before we fill the pool this year.

Tim Rellihan: At this time the epoxy would be our best option for now and would allow for the pool to be opened without interruptions this year.

<u>Motion/Vote</u>	<u>Name</u>
Motion to proceed with the epoxy painting at a cost of \$2,385 with Bill performing the work	
Pending Karie's vote	Jennifer Breece
Motion seconded	Jennifer Nearing
Karie Younger, Yes	Karie Younger
	3-0
Motion passes with 3-0 vote	

Epic Landscape Drawings:

Tim Rellihan: Epic spent the better part of the winter giving us a map for the future of our landscaping.

Michelle Swartz: The president of Epic developed the plan and provided it as a favor at no cost. The plans are for a townhouse, condo building, entrance, back entrance, and compactor.

Tim Rellihan: Presented the Board with the costs for some items. It's not recommended to proceed this year with all the work going on this year.

Jennifer Breece: We don't have a lot of some of the plants and some of the recommendations might require more maintenance. Would that increase the landscape contract?

Michelle Swartz:

Jennifer Breece: Why are all of our boxwoods dead?

Michelle Swartz: Epic will be coming onsite in the next week to evaluate. They will perform a trimming to determine if any of them can be saved. Some is due to the harsh weather. They would replace any of the dead boxwoods at a cost of \$40. Tim Rellihan did have a soil sample taken and sent it off to K-State and it did show an excess amount of salt. The sample details were forwarded to Epic.

Jennifer Breece: If it is the salt then it is on Epic's fault and at their cost to replace.

Tim Rellihan: No legally Epic is only responsible for \$250 per the contract. However, during the conversation it would be shown that they were at fault and see if we can get the cost down.

Jennifer Breece: Concern is there are so many of them dead that it will be a significant cost. We need to re-evaluate when we go to bid the landscaping contract that the \$250 is removed and or increased significantly.

Carport Update:

Tim Rellihan reported that they did get the permit and they are now rebuilding the carport. The carport should take 1 month to complete. They will also be re-enforcing the existing carports once the carport is rebuilt. The roofing materials will be the new tiles we are putting on the buildings.

Maintenance and Phone Log:

Gayle Voyles: A month ago there was an entry about sprinkler heads having been recalled.

Michelle Swartz: The sprinkler heads are in the clubhouse.

Resident Comment: All of our unit's sprinkler heads were replaced already.

Michelle Swartz: The sprinkler heads will need to be checked and we can check the numbers on the units and determine if they were the one's recalled.

Resident Comment: We already had the fire marshal and Simplex Grinnel come out and check ours out in our units. We should not have an issue.

Resident Comment: We need to check the previous minutes.

Gayle Voyles: When do you expect them to be onsite to do this and we should know shortly.

Gayle Voyles: Business center computer has had issues with the computer being moved into the middle of the floor.

Michelle Swartz: One of the computers is now completely down.

Gayle Voyles: We need to get some numbers on replacement costs.

Jennifer Breece offered to research new computers.

Sidewalks/Concrete:

Tim Rellihan reported that they are beginning to look at sidewalks and concrete work around the property. Michelle and Bill walked the property and documented all areas that are an issue. There is a total of 3485 square feet of sidewalks, 597 linear feet of curb and gutter and 150 linear feet of lay down curbs. We wanted someone to come out and give us an open eye view of what we are looking at in costs. Michelle pulled up the industry specs. The total costs for everything would be around \$82,000. Tiehen is not recommending we do it all but rather wanted us to have a high level view of what the costs will be and how we work it in the future budgets.

Jennifer Nearing: Is there a warranty?

Michelle Swartz: There is a 5 year warranty

Jennifer Breece: I know the management company has gone out on property but have we come up with a scheme of the areas that are the worst and what needs to be done now.

Michelle Swartz: We would prioritize the repairs based on worst to best and then go off of that.

Resident Comment: Are we going to replace the windows in the clubhouse?

Gayle Voyles: Yes it is an issue and we do want our clubhouse to shine.

Agenda Item – Committee Reports:

ARC – No Report

Landscaping – Jennifer Breece reported that the diagrams for the landscaping plan. They are still working on getting the application done. There were some discussions on maybe doing some fundraisers in order to raise money for replacement plants. The application will be the same as for the windows with some modifications to fit with the landscaping options. Residents will be able to select from the approved plants, submit the application, once approved pay for the new plants and they will be put in by Epic and have a warranty associated with them. This will allow for residents to have new plants put in without having to wait for funding to become available. It's just another option for those that are willing to pay.

- Gayle Voyles: Mr. Sinclair has joined the community so welcome. We need to formally approve his appointment to the committee.
- Motion to approve Mr. Sinclair to the Landscaping committee – Jennifer Breece, seconded by Jennifer Nearing, approved by the Board.

Social – No Report

- Tim Rellihan did report that he believes the social committee will schedule a function to coincide with an event Time Warner will be sponsoring. More details to come.

Nominating – Darline sent an email to Gayle recommended we set the date for the annual meeting. The date for the annual meeting is November 13th.

Covenants – No Report

Agenda Item – Old Business:

Unit 11L:

Bob B Campbell has come onsite and evaluated the situation. It is recommended that geo boring samples are taken and then evaluated. The recommendation from the companies are that we wait until we receive the report on the boring samples since they will in fact provide us with the details on what needs to be done. The Board will approve for the samples to be done prior to the next monthly Board meeting and we will move forward from there. The driveways will also be re-graded and the drains will be re-done.

Resident Question: Can we get a more firm date on when the work will be done?

Tim Rellihan: Not at this time. We are waiting on the bids and once that takes place they will be presented to the Board.

Agenda Item – New Business:

Jennifer Breece: We have filed with HUD to get our FHA approval back. So we should be able to announce whether we got it back at the next Board meeting.

Resident Open Forum:

Resident Question: Has the decision been made on what we are doing with the chimneys?

Tim Rellihan: No it will be part of the discussion we and the Board have with the City. An overview of what is taking place now is that we are planning on having the fake chimneys removed but if we have to keep them then we will work with that. All of the chimneys will be painted with the approved color, Cobblestone. Once the roofs are done we will move to replacing the siding on the 8 buildings.

Meeting adjourned at 7:19pm