

TC HOA Meeting

Feb. 24, 2011 (6:15 pm -8:15 pm)

Participants: Don Lickteig, Gerald Clamors, Jo So, and Gayle Voyles

Jo So made a motion to approve the January 20th Minutes, as written; Gerald seconded the motion and it was passed unanimously.

Financials for January –

2010 Financials are still getting straightened out from the transitional phase/management companies.

Delinquency Report – Moving forward; see document with comments.

TC HOA Website is being developed – not customized, yet. Designed, for use by homeowners, to check on their personal financials, monthly minutes, newsletters, governing documents and official association documents.

Lease Approval Packet – Rules and regulations indicate that we should have a record of units being rented out. Gerald – How do we know if they are leasing their property? Don – we need to vote that we do want the management company to complete this packet. HOA is to approve the lease making agreement to be sure it is aligned with our governing documents. Jo made a motion to approve the lease approval package, as prepared, per our governing documents' specifications for leases. Gayle seconded and the motion was unanimously approved.

Ponds and Bldg. 18 – no new information/bids

Revert to Owner for electrical was approved, previously and is being implemented.

Monthly Statements – email discussion; just send monthly statements online, not mail to homeowner – incurs high postage costs.

Newsletter

Package Pick Up

Only one property managed by Signature has package pick up – their concierge handles—it is a high rise condo complex

Don stated that he believed we should continue without it since we haven't had it for a year. Signature got three bids – 3 hours a day/5 days a week at \$13.50 = \$200/week x 50 weeks = \$10,000+. Gerald questioned whether three hours per day is really needed. You could rotate the pick-up times to meet various homeowners' work schedules. Gayle's suggestion was to get information to homeowners regarding the cost of package pick up service and show them the trade-off or additional cost; see if they really want the service.

- Bare minimum way is that everyone willing to sign a waiver, having Leslie accept the packages and just put them in the back room. Residents/homeowners who were complaining of the lost service would have some form of package pickup service.
- Another option, as per Signature's three options provided...possibly, only have the temp work 1 ½ per day instead of 3 hours per day.

Jo – If we could absorb the fees into the budget; the only way to justify it –could this person also handle the clubhouse cleaning, stuffing envelopes, Xeroxing , etc? I would tack on additional tasks for that amount of money. Board members also discussed another option --to bypass the temp services and put a posting out to homeowners for a part time job open at minimum wage. Offer the position to a homeowner first; then if no one steps up advertise. \$7.50/hr; 15 hrs per week = \$5,655 + 7.6% FICA and workman's comp.

$\$7.50 \times .765 \text{ percent} = .57 \text{ cents}$ or about \$8.00 AN HOUR + 2 – 2.50/HR FOR workman's comp – so we're up to \$10.50/hr x 15 hours /wk x 50 weeks -- \$7,900

Jo shared that he thought we had a decent chance of getting someone from our community coming in.

Next quarterly meeting – share the suggested options and costs and get feedback from homeowners present at the quarterly meeting

- Gayle made a motion to share the options explained above and associated costs with homeowners at the next quarterly meeting. (#2 from Leslie's list and the modified one the board members came up with – not going with a staffing service). Gerald seconded the motion; it was unanimously approved.
- The board would ask homeowners if the service is worth the additional cost that would be shared? There isn't a line item in the budget for this; what would they want to give up, or how do they propose paying for the service?

ASC Documents – Not getting done

The board wants to see the document completed, but if it isn't completed we should use the governing documents that we have and enforce the rules. A good example of why we should either look at whether things should be changed or left as is. Some committee members first thought guidelines were too strict, while others on the committee felt they needed to be more specific. The board discussed the need to use the governing documents that we have and for the Management Company to begin enforcing those in violation. Whoever goes around and observes what is not being followed needs an objective/consistent method. Each building to be checked three times a year; want to be sure we're fair to homeowners/residents. It really is the management company's job to do this. The committee was developed to problem solve (example what if say the door hardware is not available any longer – now

what do we do?) **Don – Leslie will enforce the rules and regulations, as they stand, until the revised version is completed.**

Committee Liaison Reports:

Gerald Clamors – Delegate & Social – Will work on after March, 2011

Jo So – Landscape & Technology - Nothing new to report

Gayle Voyles – Newsletter/Blog & Nominating –

I will try to work with Leslie on the Newsletter; Jori does the Blog and does a great job – Nominating Committee – I will do closer to time for their annual work

Jo – What do you want to see in a report? Don - Laura Tedescke could possibly join Jo on the Landscape Committee along with Kwan and Ken Rudda who still serve on the technology committee.

Don – the idea is that these committees have a board member who is a liaison reporting back to the board on how things are going on these committees

Don – Various Topics & Discussion

Insurance – Property insurance bid other than Farmers – we decided to wait until we were signed up with signature. Don stated that he had a conversation with Keith, our Farmers agent, and then read a memo he received from Lauren Miller, of Signature regarding some confusion concerning the additional insurance taken out earlier causing an \$8 to \$10 Million increase in coverage because many homeowners weren't carrying insurance on their units. Don said that if that was true the board didn't get the insurance they thought they were getting. Don then said he would get to the bottom of the confusion and have our agent address the issue at the next HOA meeting.

The Landscape that Laura worked on, \$2,800 in the budget – Don is proposing that we move forward with it.

March 17th Meet and Greet and Quarterly Meeting Thursday night

Board meeting on the March 15th (Tuesday night)

\$2,300 for Trash Compactor to be fixed. John Clock said it wasn't an insurance claim. Don made the insurance claim and we got \$1,300 back.

Tom Scanlon's Website was discussed.

\$100,000 transferred over in 2005 (from Paul's Corp) – Don can't find a record of it.

The meeting was adjourned at 8:05 pm.