

April 25, 2013 TC HOA Board Meeting

6:30 PM; Clubhouse

Participants:

Board Members Present: Gayle Voyles, Jennifer Breece, and Karie Younger

No Signature Representative was present, and a dozen homeowners were present.

The meeting was called to order by the board president at 6:30 pm.

Gayle reported that Signature did not have a representative at the meeting even though their contract specifically noted that a representative must be present at each monthly board meeting. The reasoning was due to Vicki sending Gayle an email asking if Tiehen wouldn't want to be present at the meeting. Gayle responded that she would check with Jim and get back with Vicki, but that she imagined that Signature would have much to share with the board regarding what they had been doing to help with the smooth management company transition. However, when Nancy started sending out all of the board packet information Gayle thought Vickie and Nancy realized that Jim Tiehen's answer had been no. Vicki never followed up and made the decision to not attend the meeting.

Those Board members available will be meeting with Tiehen on May 1st at 4:30 pm. Jim Tiehen has been reviewing the reserve study and the association budget and will be discussing items and suggestions on how to move forward.

Meeting minutes – Gayle reported that she believes the meeting minutes from last month were incomplete and not completely accurate. However, since the management company did not record the meeting, as the board had instructed them to do, she had asked board members who had been present to carefully review them and share any sections they believed needed more information or revisions to the current content. She was also in the process of making suggestions of ways to make them better reflect the actual meeting's discussions. Jennifer then shared that she had a recording of the meeting that she would share with Gayle so the necessary corrections and additional minutes can be completed, emailed to all board members and Daphne Reitz (so she can approve the section on her report), and then voted on (via e-mail) by board members who had been present at the previous meeting.

Karie made the motion to approve the meeting's agenda, Jennifer seconded the motion and it was voted upon and approved by the majority of board members.

Reading of e-mail Votes:

Gayle read the following email votes (in the absence of the board secretary):

April 4, 2013- Repair of 11627 J Roof as proposed by Bordner Roofing--approved by Jason, Michelle, and Jennifer

April 11, 2013 – Proposal granted to Concrete & Masonry for brick repair at 11615-A – approved by Jason, Jennifer, and Michelle

April 15, 2013 – Norton and Schmidt invoice approved, to send notice to homeowners regarding possible danger parking under carports during spring storms until the engineer's report is in, and carport recently damaged by a tall truck of some kind – to send a notice out to homeowners parking in that carport letting

them know that until we have the opportunity to assess whether there is structural damage we suggest they not park under the damaged carport – approved by Jason, Jennifer, and Michelle

Management Company Report

Since no one from Signature was present, Gayle shared that she had visited with Nancy the previous afternoon on her way home from work to get information concerning several issues the board had been trying to get answers on, such as...

1. **Why the monthly water bill jumped drastically?**
Response: Johnson County changed how they bill the sewage capital tax/charge – it previously had been sent to individual unit owners (on their annual property tax) and now they bill the home association. Nancy stated that homeowners could visit www.jcw.org for a full explanation. *Gayle added that this issue will be discussed with Jim Tiehen during their first meeting to be held Wednesday, May 1st (at 4:30 in the clubhouse).*
2. **Telephone Bill – Why was it larger than usual?**
Response: Telephone expense is over budget YTD due to a late charge when the invoices were held up for approval until the board meeting January 28, 2013.
3. **Why is the electric bill exceeding the YTD budget?**
Response: KCP&L changed out a meter on 11602 that was not working properly and then back charged for the usage. As TCC was under budget in electric in 2012 of \$3,024.14 and over budget this year of \$3,274.67 the usage did balance out.
4. **What violations have you identified this month?**
Response: There were none except for 11618H. \$200 fine was paid today.
5. **Will our association documents remain on our computer as Signature leaves the property on their last day; how will The Tiehen Group get the necessary documents that contain homeowners' dues, violation histories, building 18 assessments that have not been paid in full?**
Response: The Rent Manager Report (which contains everything The Tiehen Group needs) will be saved onto a flash/jump drive by Tonya (in accounting) and given to Jim Tiehen. They will only remove Signature letterhead documents from our computer, because those pertain to their company – not our organization.

Manager's Report Packet – left for Board President

1. Bordner has completed repair on 11627J.
2. Norton & Schmidt has been paid and will be forwarding carport information on to The Sloan Agency.
3. Epic to start pruning bushes the second week of May.
4. Hershemeyer started opening of the pool Tuesday, April 23rd.
5. Blue Valley set up fountains in ponds Wednesday, April 24th. Fountain in the large pond is not working; Bill is obtaining estimates on the control box.
6. Contract has been signed and faxed for brick repair on 11615A awaiting start date.

Board members' discussion: We had asked Signature to provide the engineer's report to the board at the same time as they forward it to the Sloan Agency. Question whether the fountain that isn't working is the same one repaired last year and if that work is under warranty.

Invoices - Board members reviewed the invoices included in their Board packets.

Jennifer asked what the *Labor Ready* charge was for; the invoice didn't detail and no comments were provided by Signature. **The board will check on this, but believe it is probably when Bill took vacation time.**

Jennifer – Bill Gates Mileage Invoice --**Question on why Bill went up North.**

Also Jennifer mentioned that an email was sent out explaining that **the pool supplies were incorrectly ordered – the association has a pool opening service that includes those supplies.**

Jennifer made the motion and Karie seconded it (and it was approved) -- all bills except Bill's mileage and Leslie Pool Supplies until Signature provides details on the expenditures.

Looked at Bordner proposals provided for Board and input data in minutes as I could not keep up.

Jennifer asked that **we ask Signature to check and make sure other repairs have not previously been done on the current units listed.**

A motion to approve the Bordner invoices, after Signature's investigation was made by Karie, seconded by Jennifer, and unanimously approved.

Treasurer's Report: Karie provided the status on repair assessment. \$20,072.85 as of 4/18/2013, \$90,161.49 has been paid as of 4/18/2013. Karie reported as of March 2013, \$79,223.43 paid on the assessment.

Karie, you read quickly and Jennifer was unable to get all of your report. Could you please check this section and add what you actually reported?

Jennifer requested a report from Signature on what the current budget expenditures are to date.

Jennifer asked where we stand currently with the roofing budget.

Committee Reports

Architecture: Gayle presented the report based on an email from Rochelle, committee chair.

1. Rochelle had emailed Gayle saying she would probably not be able to attend, but the committee was continuing to check on window installation applications and checking that the specs had been followed on those already installed.
2. The board and Architecture Committee reported to Nancy that 15J cedar trim from the ground up to the roof was severely rotted. Signature said it would be fine to wait until painting took place.

3.

Covenants Committee: Daphne presented the committee report.

1. There are several differences between the Kansas Bill of Rights and our current Declarations and Bylaws. Therefore, the committee wonders if it isn't appropriate to try to get the community to approve recommended revisions that would make our documents better fit with the KS HOA Bill of Rights; of course involving the association attorney in the process to be sure that they best meet our community's interests while adding clarity for all regarding what the actual rules and regulations are. The board stated that the attorney is looking into this issue and has not given his suggestion to the board, at this time.

More information related to Linda South's concern regarding leasing limitations. Daphne stated that limiting the number of new rentals could improve property values and increase sales. She then said that she believes that currently we are somewhere in the low 100's for rentals within the property (out of our 356 units). There could be limitations put in place either via percentage allowed or number of units allowed. Statistically, the percentage of fines of renters vs. owners does not show a significant increase of violations of renter.

The board shared that they have requested the association's attorney look into whether it would benefit our association, according to Declaration, Section 15. Mortgage Provisions. (C) Amendments to Documents. (ii) (I) on page 19, to limit the number of units that could be rented.

Social Report: Daphne presented the committee report.

Possible May events:

Alley Kemp Foundation – women self defense (May 21st was a date that was suggested) but waiting to hear back.

Tiehen group to do a meet and greet May 6th but she is waiting to hear back. A board member suggested that Daphne push the date to end of May due to the Board's need to work closely with The Tiehen Group for the first part of the month. The board also shared with homeowners that the new property manager, Michelle, will be on property on May 29th for job shadowing.

Pool opening party at end of May.

Mail room happy hours – man came down with beer and she thought it would be fun. Hopefully, A board member reminded Daphne and homeowners present that if they were planning to also sit by the pool, that they could not have glass in the pool area.

Resident Open Forum

A homeowner asked when the new increase in the dues would take place. A board member shared that date would be July 1st. **Daphne asked that reminders be sent out.**

A homeowner asked for clarification about what Daphne had previously stated. Daphne shared that within in the last 6 months, or so, she believes there have been 36 sales. Jennifer stated that we should Question about whether limitations would impact whether or not we could get back FHA approval.

Additional Board Business -- Gayle read email from Linda South, Covenants Committee Chair, stating that the February meeting minutes were not correct. Linda would like the meeting minutes changed. Gayle read the approved minutes' wording and then from the e-mail concerning the requested revisions. **Jennifer made a motion for Gayle to make the necessary revisions to add clarity, Karie seconded the motion and it was unanimously approved.**

Gayle shared that the board had received a request from a home owner who owes past dues to settle with a different amount, which was less than what they owned. **The board voted (via email) to accept an initial payment with regular monthly payments following until the debt is paid in full.**

Gayle shared that she had sent an email to Nancy to trim bushes around homeowners' air conditioning units. When she received no response she sent a second email. Nancy then shared that she had talked with Epic and Rochelle and the trimming would be done in the first or second week of May.

Gayle reported on the ARC committee. Committee has been out on property checking all the incoming applications.

Landscaping – Jennifer spoke for Karen and presented Karen's request to be provided with the Epic contract so that they could review what was covered.

Jennifer requested that the Board look at the budget to determine if there are areas we need to cut. Gayle reported that we will be doing that during the meeting next week.

March 18th, board voted on swimming pool permit.

Package pickup is being discussed.

CC – Daphne

15A Brad – Brought up his concern with the mold issue his neighbor was experiencing and asked again who would be responsible if the mold had spread to his unit. He also mentioned that if this issue was found back in 2007, why was it not taken care of then and the neighbors notified.

We will be talking with Tiehen once the brick work starts to see if there are other

Home owner concerns

Clarification was needed to explain that the Kansas statues that Daphne spoke of did not relate to the association's inability to qualify for FHA loans.

Discussion took place regarding whether the board would be trying to get the existing governing documents to align with the new Kansas Regulations for Home Associations along with limiting the number of new rentals, and FHA loan issues. Board members then shared that sometimes with combining several issues for homeowners to vote to approve it keeps some from participating (or they will vote NO) because they are against one or two of multiple issues. Katherine Wilkinson – sent an email to the office about the carport she rents. Nancy informed her that that Signature did not have any records that someone owned by anyone. Kathy wanted to know why the Board had not responded to her. **The**

board needs clarification from Signature on this matter – this was the first they had heard of the issue. An e-mail had been forwarded to the Covenants committee, not to the Board.

What is being done with the person behind in dues?

Brad – mail room window looks bad and thinks something needs to be done – bad reflection on our community. Gayle shared that she had heard repeated concerns regarding this issue from other homeowners.

Daphne – Landscaping, tall grasses that have been planted seem to help. She knew of grants available for putting in native plants. Daphne will work with Karen, Chair of Landscaping, to write a grant for acquiring native plants, at no cost to the association.

Walk the dog – dog owners not picking up after dogs. **Can fines be increased?**

Gayle explained what had been done in the past and that she had been trying to get a list of homeowners' violations and where they are with the fines. She has been told that will be available on the Rent Report that will be given to Tiehen.

Landscaping around her building – 20 (missing landscaping and some plants are dead) – she has complained multiple times. The board will check with Epic's contract and budget as they look into many issues across the property.

The meeting was adjourned at 8:30 pm.