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8/25/15  
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# Tomahawk Creek Condominium Homeowners' Association

## Minutes of Meeting

Tomahawk Creek Condominium Clubhouse

~~June~~ 23, 2015  
July

Board Members Present: Patricia Sinclair, President  
Jennifer Breece, Vice President  
Cathy Wilkinson, Member at Large  
Paul Clark, Treasurer

Tiehen Property Management Present: Tim Rellihan  
Michelle Canales

### PRESIDENT'S REPORT:

The meeting was called to order at 6:00 PM by Patricia Sinclair. Patricia stated that Jennifer Breece had an announcement to make. Jennifer said that she was stepping back due to personal reasons and that she and Patricia Sinclair were switching positions. Patricia will serve as President and she will serve as Vice President.

The minutes of the last Board meeting on June 25, 2015 have been approved and distributed to all homeowners.

### SECRETARY'S REPORT:

Patricia Sinclair provided the following report of Board business that has been voted on since the last meeting.

- On July 13, 2015, the Board voted unanimously to approve the minutes of the June 2015 meeting.
- On July 22, 2015, the Board voted unanimously to approve that Patricia Sinclair take the position as President of the Board and that Jennifer Breece will serve as Vice President.

### TREASURER'S REPORT:

Tim Rellihan presented the financial report for the month ending June 30, 2015. Tim reported that total income was \$55,650; expenses were approximately \$12,000 for administrative; all service contracts were behind budget by \$1,400 for the month and \$333,441 year to date due savings for snow removal; repairs and maintenance under budget by \$1,407 for the month; and utilities over budget by approximately \$1,500, the majority of which was due to a water bill that was \$2,168 over budget. Total operating expenses for the month are favorable and year to date we are \$49,661 under budget in operating expenses. Our operating account balance at

the end of June is \$91,645.17 and our reserves balance is \$516,059.19 for a total cash account balance of \$607,704.36.

#### MANAGER'S REPORT:

Tim Rellihan gave an update on the status of foundation repairs on Buildings #5 and #11. Tim reported that the foundation work on these two buildings has been completed and everything is cleaned up.

Patricia Sinclair requested that Tim provide banking and account distribution information on the \$85,000 check received in November of 2014. The check appears on the income statement and balance sheet, but cannot find in deposits or account distribution. Tim indicated that he would follow up and send that information to the Board.

Michelle Canales provided information from the maintenance log of events reported during the month of June. Leading the report are ongoing issues with pet owners not taking proper care of their pet's excrement. Resident fined for leaving doggie bags with excrement next to their door rather than properly placing in the dog station bins; report of owners taking dog in the swimming pool late in the evening; and continuing reports about residents not cleaning up after their dogs. The cooperation of all residents is requested, particularly in regard to the individual(s) taking their dog into the pool. This could result in a very expensive item for homeowners due to City of Leawood ordinances that would require draining, refilling, and retreating pool with chemicals. Among other items, Michelle reported that issues with illegal parking continue.

There were also a number of reports related to siding work in progress on the property.

#### COMMITTEE REPORTS

Rochelle Mitz provided a report from the **Architectural Committee**. Among topics discussed were ongoing issues with windows and proper number tiles being put on doors. Rochelle is currently handling the role of this committee by herself and the community needs to identify someone willing to help with this work.

Karen Mann provided the **Landscaping Committee** report. She indicated that the committee is waiting for approval from the Board for the proposal on an application form to allow homeowners to select and purchase plants for their flower beds.

There was no report from the **Nominating Committee**.

There was no report from the **Covenants Committee**, but it was announced that Linda South has sold her home and will be moving which creates a position as Chair of this committee.

There was no report from the **Social Committee**.

A resident raised an issue with the minutes that have been published for our HOA meetings. The interest is in seeing more details and just not "one-liners". In the past, some homeowners have indicated that the minutes should not provide as much detail.

Discussion followed concerning resident's issues with the siding project. Some expressed dissatisfaction with the quality of the work. Considerable discussion also occurred regarding ARI, the company who has the contract on this project, and the owner. A homeowner expressed his opinions on this topic and has previously distributed information to residents about the background of the owner. Patricia Sinclair stated that our new property management firm has a construction person on their staff who will be evaluating this project as well as other planned projects. Pat also requested that the "punch list" for the siding project be prepared and provided to the Board, as well as an accounting of current status with regard to work completed, invoiced and payments to date. Tim Rellihan stated that none of the buildings have yet been signed off by Tiehen or Tomahawk Creek, but the Hardie Board representative assigned to our project has signed off.

The meeting was adjourned at 7:15 PM.

Minutes recorded by Patricia Sinclair.