

## **TC HOA Board Meeting March 6, 2008**

**Participants:** Judy Brewster, Ken Patrick, Jennifer Nearing, Rochelle Metz, and Gayle Voyles.

### Topics Discussed

- Signature Card Update: Ken Patrick went to the bank and filled out his card and Judy Brewster will go to the bank (Heartland) and complete the necessary paperwork.
- Website Update: Ken's guy talked with David Phillips today and then Ken received an email from GoDaddy and received the user name and password. Ken will get them changed—they appear to be the same as when Gerald Clambors maintained the site. Ken will give the information to Cynthia to see if she can get in to post the necessary TC HOA Minutes and other necessary postings. Regular Board Meeting Minutes (reviewed and approved by board members) should be available for homeowners to review, upon request, in a notebook at the clubhouse. The board agreed that only the TC HOA Quarterly Meetings' Minutes should be posted on the website. Ken suggested that we have a Saturday workshop for homeowners interested in learning how to get a free email account and how to use it.
- Quarterly HOA Meeting – March 20<sup>th</sup> (6 PM Board Meeting; 7 PM Quarterly HOA Meeting)

Agenda will be posted prior to the meeting.

Meeting called to order; Judy will introduced board members. Gayle will develop the summary of the December 2007 Annual Minutes and Rochelle will read them (in her absence). Treasurer's Report – John Clock; Property Manager's Report – Cynthia; Committee Reports; Old Business (Revision of Governing Documents – Didn't Pass – So, we will be running the community based on the original governing documents – those of the Pauls Corp.) Pond Dredging and Homeowner's Foundation Issue that has been researched. Two new computers and the new Treadmill. Window Tinting Update for Clubhouse. Storm Door (Front) passed. Safety issue – speeders on the complex. Cynthia needs to get the Police Report. Board member needs to visit with Ann to be sure she knows what we intend to share with homeowners and that she is comfortable with what is shared. New Business and Announcements – Still needing Volunteers for Committees – Next HOA Meeting will be...

Landon/Epic – Needs feedback on colors – under poplar trees, box hedge is permanent, right around there are rose bushes, which look bad. President Brewster wanted suggestions for colors and types of plants wanted instead of the sickly rose bushes. Gayle felt they should send the requested electronic document(s) with photos of the newer plants that are available. The board decided that Cynthia needs to contact Landon to get the electronic presentation of possible plants and colors (for the

front of the clubhouse and the two islands) sent tomorrow. Request for Landon to also give us some natural mulch to select from?

Thank you card - for Jori Church for her service on the Architectural Standards Committee.

Pond Dredging – Judy saw trash along one section of the pond. Bill needs to clean the pond – he had not cleaned it after the last rain. Reminder of the purpose of having a point of contact with The Tiehen Group – for handling these types of incidents. Cynthia is the property manager. The board will document that this has happened and Cynthia was alerted of the situation. Cynthia said it was her fault for not putting it on Bill’s To Do List. If it happens again, the board needs to go to John Clock.

Assessment Required—Howard Barewin looked at the governing documents and Cynthia and Judy Brewster reviewed the Platt and then was able to determine that the governing documents do make it clear that this **is a common area** and all homeowners need to be assessed.

**The board discussed and unanimously approved that the total amount for the pond dredging should be assessed to homeowners based on the square footage formula from the governing documents.**

Rationale for not using part of the HOA Reserves: We are currently under funded by reserves and are not making a full contribution of the reserves now. Future homeowners will have trouble getting mortgages approved if we don’t have enough money in our reserves. \$113,000 Pyramid Bid was approved by the Board – they have dredged our pond previously in 2002. President Brewster will have John Clock get the amount each type of unit will be assessed. The board did discuss offering various payment plans so homeowners don’t have to pay their entire assessment at one time. The Tiehen group will set up the same type of payment plan (6 months) – Starting in May, due May 31<sup>st</sup> or within six month period. Mailing sent out by Tiehen Group – with coupons for payments. John and Cynthia will explain the amount for various types of units and the payment plan.

Buildings – Foundation Issue (18J and two other homeowners)— General ground water problem – cause is not assignable to any one building – Ken’s Rationale for it being an expense paid by the entire community.

However, the attorney’s explanation, in e-mail of Wed., March 5<sup>th</sup>, says unit owners must repair and pay for repairs of units. There needs to be a warranty provided by the contractor. However, this will probably be difficult.

The board will make the point that if the homeowners had approved the revised governing documents the board would have had the authority to share the building’s expense across the community.

Two or three places that just because the board hasn't asked for payment of similar situation doesn't mean they can't ask for it later.

Engineers reports' expenses – HOA's expense

A meeting will be set up between homeowners that are impacted with the foundation issue, John Clock, Cynthia, and board members to move forward with the necessary repairs.

Gayle will e-mail Cynthia about the ugly trash can outside the mailroom.

The meeting was adjourned at 8:13 pm.