

Tomahawk Creek Condo Homeowners Association Board Meeting

1-14-10

6:15 PM

Participants: Daphne Reitz, Rochelle Mitz, Don Lickteig, Gayle Voyles, Jo So, Linda South, John McKelvey, Carolyn McKelvey, John Clock, Gerald Clamors, and Cynthia Selder.

Rochelle started the meeting by introducing the board members. Daphne – President; Don – Treasurer; Gayle – Secretary and Vice President at large in case Gerald or Daphne are not able to attend; Gerald – Vice Present; and Jo – board member, at large

Rochelle then turned things over to Daphne Reitz and said she was here to help during the board's transitional period.

Financials Report: Daphne then asked John Clock to give the financials report and reminded everyone that John had emailed the documents to board members the day before.

John asked if Daphne wanted to also receive a hard copy of the financials; she said she only needed the hard copy of the yearly budget which was harder to scan and email. John also checked to be sure that future HOA meetings would be held on the third Thursday of each month and was told that was true. John also explained that board members should receive the financials electronically during the second week of each month, in the future. John then asked if there were any questions regarding the 2009 year-end report. There were none. Daphne thanked John for getting the \$10,000 snow removal bill in 2009 instead of carrying it over to 2010. Don had questions that he will have addressed with Cynthia or John Clock (since he's the new Treasurer) and the meeting's agenda was full.

Delinquents Protocol – we don't discuss homeowners' names during this meeting – we will refer to the numbers

1 and 12 – this person has a history of paying in advance, then won't pay for several months, and then pay again. Letter has been sent.

2 – Lien on this homeowner

3 – Sent a letter

#4 – When someone owes about \$1,000 – an attorney is involved (\$50 for legal letter); the process includes having the attorney send a legal demand letter telling them what they owe and that they need to pay it. If they don't pay, the board decides if they want to sue (\$400-\$800 legal expense). If that doesn't get the money; next step is to go back to court to garnish wages (\$250-\$300 range legal expense). As a board you have a responsibility to do what you can to collect the money. Money is charged back to that resident –legal fees-if we successfully collect. If they file for bankruptcy you may lose the legal fees and owed amount.

#4 – Board – Motion was made to send the letter and seconded; unanimously approved by the board.

#5 – bankruptcy and going through foreclosure

#6 – previously told the homeowner had passed away; however, the attorney said no probate or foreclosure has been filed and that he will check again at the end of the month. A lien has been filed

#7 - \$8,019.91 Owns property; lives in India; a year ago the attorney suggested we hire an investigator. During last month's meeting Daphne said she would have her attorney look at the situation. Daphne shared that her friend had been too busy and hadn't had a chance to look into it.

Cynthia – vacant unit – water pipe to hot water pipe burst and flooded 2 other units; contacted realtor who threw their hands up saying the bank is not responding. Cynthia asked the realtor forward email showing this action has been done, but she hasn't received anything. He's trying to get Chase and Bank of America to respond.

So, John Clock needs to hire another investigator. Daphne also asked Cynthia to stay on the realtor (contacting him daily to make sure he forwards his emails).

#8 bankruptcy

#9 bankruptcy

#10 and #11 - legal letter sent on Dec. 14 – next step is to sue – owe over \$3,000. She receives income, but we aren't. **A motion was made to sue, was seconded and unanimously approved.**

John asked if board members had any questions or comments concerning the delinquency report. Monthly General Ledger – Daphne said she had a question regarding homeowners paying ahead. She had noticed that a couple of people who pay ahead then ask for a refund later. She shared that this process didn't make her happy and that she believed it created opportunities for errors.

John – as an example – If a homeowner has auto withdrawal he/she may forget and also send in a payment; they would then ask for a refund.

Gayle -The Tiehen Group has the responsibility to double-check; because of the lag time for setting up auto withdrawal and stopping it, it is reasonable that there might be times homeowners had to be refunded.

Gayle –John, I just remembered that I did have a question regarding what you discovered when asked last month to into why some buildings had almost doubled water bills (from same period last year).

Cynthia and John shared that no one really knows why, but there had been construction going on in a unit of one of the buildings (new floors and cabinets) due to a water leak.

Gayle reminded Cynthia and John that the governing documents require homeowners to have any workers register and show proof of licensing and insurance with the property manager. She asked Cynthia if the homeowner had done so and was told no.

Gayle shared that it would be helpful if, in the future, when John gave the financials report he provide the follow-up on financial issues that the board had previously asked him to check on.

Daphne: One thing we could do in the future is make sure we (board members) review the minutes of the previous month's meeting and share with John before the meeting what we want him to explain.

Landscaping: Landon Clark, with Epic, explained that he had been managing the landscaping work on the property for the past years. He distributed a handout /Service Agreement before going through and explaining the various services and differences between standard and deluxe services and costs. He added that the contract had remained pretty similar over the past three years, with just a few minor changes related to things like irrigation repairs or island work.

Overview of proposed service agreement: We changed pruning last year to a dormant prune , but traded out services—this year the agreement is back to the third pruning.

5 lawn applications @ \$1,800; Nutsedge application (1)

Insecticide application (2) bagworms

Shrub pruning (3)

Tree pruning was added; complaints of trees touching cars in drives

Spring clean up – not a huge number of leaves – only have a fall

Mulch – changed from beginning reddish mulch– to brown – pretty good change

Pre-emergent goes down in the beds/common practice (1)

Bed weeding (14) detail crews three people on a crew

Deadheading daylilies (3 times on a property)

Cut back perennials – cut back hostas –only year not to cut them back early

Annual flowers – one round of flowers and flower pots – Landon likes color year round – pretty good luck last year

Flowerbed maintenance – devoted crews

Irrigation – gradually getting better

Turn-on –always full of surprises – aging sprinkler system ==breaks at the valves – extreme pressure on the taps – so many heads / zone – some of ours is 30 or 40 heads/double of what it should be

Turn-Off – blow off make sure no winter collateral damage

Sprinkler Run Through - \$700.00 time allotted to check through the system – clubhouse system has been good; sometimes replaces heads at no cost if additional time

Deluxe – would be everything (more flowers and services)

Board needs to decide if they would like to sign the service agreement; IF they signed a three year contract, additional services would be thrown in and Epic would guarantee no increase for three years. They would also throw in aeration --John added that at another property they managed that services was about \$4,500/year; Landon said for our property it is worth \$10,000 (over the three years)

Don-What about replacing mulch with river rock?

Landon shared that it was much more expensive; they'd have to put down a weed barrier and then purchase and install the river rock.

Board member Question: What happened with the experiment with water management?

Landon explained that it is still going on (3 times a week, along with Landon) Landon thinks the clocks need to be replaced – newer style clocks have remote control. We've been turning it on and off and setting cycle zones manually. Dense clay; requires more water than some properties

John – the previous lawn company complained about the same thing

Gerald – Trees – mowers hit the trees because no mulch or rocks around the trees.

Landon: Landlocked trees on islands are dying. Disease for some trees – by the time we catch them they lose leaves and some come back.

Gayle – My parents, who are retired and home to see your crew work have commented several times about how much more careful your crew is than the previous landscaping company we hired.

Don – are we getting ready to sign the contract?

Daphne- Other comments or questions –

Homeowner Comment–My observation has been that when crews blow out flower beds sometimes mulch is also blown out; they need to be better at replacing what they blow out.

Homeowner – front of clubhouse looked wonderful this past year.

Cynthia – Contract is due April 29th – deadline Gerald – nutsedge application – we've done none in the past; 1 this year did help

Gayle: Historically, the board takes a little time to process information and discuss and then get back with Landon regarding the contract

Reminder: 3 yr. contract locks in price, but there is a way to get out of the contract with a month's notice. So, if the board decided to sign 3 year contract and a year out decide to change up some of the services and amounts they could. 3-year contract is a partnership agreement.

Landon – that is correct.

Daphne: Landon, thank you so much for your time. We will be in touch.

Fire Marshall Presentation:

Daphne welcomed the fire marshall, Gene Hunter, and introduced the board members

Daphne asked Gene to inform the board of how the recent inspection went.

Gene: We did an inspection of every sprinkler head, that we could get to, checking to see if they were painted over. A thorough inspection on another property had revealed 30-60% had been painted over (concerned – the red glass bulb). If you insulate with paint it won't melt when it should. You have a seal that forms. The Fire Code requires them to be replaced at that point.

On our property only 139 of the 1,000 inspected had been painted over.

Gene then shared that Smoke Detector are only reliable for 10 years.

Daphne asked Gene if the inspection revealed any sprinkler lines that were not working properly.

Gene: We didn't check for that at this time – we did that last summer. Cynthia added that it is done annually around May or June and that this past year we had experienced some sprinkler room/closet issues.

Gene shared his list of problems found on our property

Some deficiencies noted:

Leawood has been progressive with fire codes, since 1992.

Painted Sprinkler Heads (139); Cynthia has the itemized list

Valves (control) must be monitored or locked open

Who would know if the valve was shut off; tamper switch on the valve that signals if valve is shut off

96% effective in putting out fire of where fire started

When these were built locking them open was ok – wrapped chain around the pipe – over time displaced, locked, or removed. Valves may not be locked open at this time.

For the future –bigger issue MONITOR SYSTEMS ELECTRONICALLY --FLOW and Tamper (kind of a big ticket item)

3) Gauges to be repaired or replaced – many are broken, frozen or not the right type

Should be replaced every 5 years

Bill, our maintenance man checks these – started this week –recording what the gauges read – noting which he feels are broken

Gene-some are all the way open and broken

Tremendous water pressure for our complex – breaks of pipes because of pressure

4) All systems need properly set pressure relief valves -- many are not working at this time –shouldn't exceed 175 psi – damage occurs if pressure exceeds this level

Gene explained that he done some research to try to determine potential expenses related to their inspection's findings

ESTIMATED EXPENSES

Sprinkler heads \$3,500 – just to be corrected (if they don't break a pipe while replacing) could be more like \$5,000 to \$7,000; could run as high as \$10,000

Monitoring – Each building have a fire alarm panel that is hooked to a fire alarm that goes to a station – problem – not pre-wired when our complex was built; wires would have to be installed.

Gene explained what he thought was more realistic – installing a wireless connection – wireless panel here and all other panels connected to it – \$20,000 low end for now (probably not long term reliable system); Gene thinks cost will be reduced during the next few years – then we might move on this

Code requires it now, but it doesn't mean they enforce it today; the code has changed since the property was built.

Gene explained that the fire bells, on outside of buildings, have not been reliable, historically

If monitored, 5 minute response –units wouldn't get flooded, as currently occurs with our system

Bamford Fire Sprinkler Co., Inc Bid Proposal– Cynthia passed out the bid as Gene explained doesn't include labor for installation.

139 sprinkler gauges at \$32.16 each

Other properties, if they break the pipe would also need to do sheetrock repair; plastic pipe isn't as strong and when you twist the head out it is possible to break the pipe. *Sprinkler heads themselves are the TC HOA responsibility – per our governing documents*

Fire Extinguisher – Do they need to be upgraded/replaced?

Gene: By the code probably , but condo complexes are different from apartments; the Fire Department doesn't have the same right of entry. Homeowners should have the checked on a yearly basis (around \$15 expense, or you could buy a new one for \$20 at Lowes.

Gerald: Can we make arrangements with the Fire Department to come to our property and check them?

Gene: No, they must be licensed and insured; sprinkler company does this service.

Fire Code: Each unit must have a working fire extinguisher.

How do you discard old bottles?

Gene: If pressure is shot out you can throw them in the trash, or Fire Department can come pick them up.

Deadline for getting the changes completed: Gene – wait for warm weather – March or April, 2010.

Cynthia is thinking maybe May or June; if weather cooperates maybe March or April, 2010. Gene – said as long as all are completed by June 2010. Fire inspection included 319 units.

It would be nice to have Gene speak at the March meeting. **Cynthia is going to try to contact the homeowners who didn't make their unit available for the inspection – check to see if they have painted them?**

Noted: Expenses for getting property up to Leawood Fire Code could be a special assessment item.

Linda South – Bylaws and Declarations

Only one idea – it is simple

There is a list that Cynthia or Ed Reitz has, of votes – We now know the people who have voted and those who didn't vote. Every vote cast to amend was cast in favor. We could take that list and then contact those *not on the list* (through building representatives) and encourage them sign a consent form to agree to have by-laws amended based on the vote that was taken in Dec.

Technically, we could continue the vote.

Consent form (with attorney's blessing) – do you want Howard Barwein to continue to handle our legal matters? Two board members agreed that we keep Howard.

Don – I have reservations – I have heard nothing but derogatory comments about how hard it is to get a call back.

He's going out on his own.

John McKelvey – You'd have to pay for a new attorney to review all of our governing documents; an additional expense that could be spared by keeping Howard.

Daphne shared her experience with Howard – phone calls hard to get returned, but emails much easier.

Rochelle – I was the one having trouble getting in touch with him – he'd say he was in the middle of a project and he never returned my call. Rochelle emailed and phoned and had John and Jim try.

John McKelvey – I think he's slow – I am not saying you might not want to explore other legal advice; but for this project – bylaws – he is already familiar.

Don agreed with that. What did he want us to sign?

Daphne shared that the request was for a Letter of Intent for old law firm to send the files to his new law firm.

Gayle: I make a motion to approve the request “Letter of Intent” for old law firm to send the files to his new law firm; it was seconded by Don and approved unanimously.

The board decided to have Rochelle and Daphne sign.

Next question (Daphne): Technically, we’re extending the vote; but we’re asking people to let the current vote of 46.6% stand?

Linda South: No we need 67% - by signing the consent, as outlined in the declarations, we need 21% more to vote to approve. These would be counted with Dec. votes. Time is critical that we act on this; recommendation is to move on this now and keep the momentum going. **Building representatives only need to know the units to contact.**

Linda South agreed to work on the paperwork that must be approved by the attorney.

She explained the process that would occur: Once the additional votes are collected and recorded in the minutes of the meeting, and finalized by having each board member sign the newly approved governing documents. The revised documents will be filed in Johnson County and recorded. Then they are officially amended. The Tiehen Group will then mail or hand out revised documents to each homeowner.

Daphne’s Recommendation: Keep moving forward – don’t wait until next meeting; we can vote via email on the consent form that the attorney approves.

Did the board vote whether we could do votes by email or phone and other electronic communication methods. Don – made the motion; Gerald seconded and it was unanimously approved.

Don –Really the change is only going from a corporation to a condo; the verbage is only needed for this reason.

Linda South: there are a couple of amendments that are more specific.

Linda: Actually, two other differences....Garage and carport maintenance is changed and annual meeting changes. Semantics changes – moved from declarations to rules and regulations – so board has the ability to change, as needed.

Confidentiality of homeowner votes was another change.

New Board – Linda South – Reminder for the new board on Parliamentary Procedure

It takes three board members to pass anything – requires a motion, for it to be seconded and a vote to take place. It takes three board members to pass a motion. The President can’t make the motion or second, or vote--unless there is a tie; he or she can encourage, ask a question because of Roberts Rules of Order and Quick Guide of Parliamentary Procedures.

Issues/Actions Report – Cynthia

Cynthia distributed the updated Issues and Actions Report

Pg 1 – bldg 18 – anything in small print – prior actions; bold and larger print is new information

Building 18 – 11-23-09 Received report from engineer, Dave Nelson; asked us to get two bids and gave suggestions for who to call

Bid from Terracon in the amount of \$6,040 (geotech -soil composition)

Kevin Lakey with KC Master Co for Elevation Survey \$550; Received call with KTI wants to bid the Geotech but would need to wait until snow and weather is better. Realistically, won't happen until February.

Gayle – Are the conditions inside the units getting worse?

Cynthia – To her knowledge, no regarding foundation crack and dropped floor

Fire Sprinkler Issues – In process of getting bids after getting report from Fire Marshall on number of sprinkler heads in need of replacement and Sprinklers system pressure valves. Received Bamford Fire & Sprinkler waiting on bid

Board member – process on getting bids – usually get at least 3 bids – usually go with companies that Tiehen group recommends and has a good working relationship with

Concrete/Foundation issues - calls from owners concerning concrete/asphalt being raised and doors locks not lining up to striker plates Building 11606 Unit 3; 11607 C, G, and I; 11608 E and G; 11611 L; 1615J; 11618 I; 11621 J and K; 11622 J.

Cynthia shared that the engineers say summer concrete raises (not enough water) and when it dries it raises; if freezes it forces concrete up – constant problem with large lips – asphalt where it meets garage doors – and for front doors. A homeowner sent a picture of sidewalk that raised last week.

Gayle – Possible water leak under Building 21 (units J and K) – porcelain tile in entry way id 21K shows moisture much of the time, and 21J – baseboard has separated from wall.

Cynthia: Frost-footing previously installed to combat the raises concrete/asphalt issues-- units with some of these problems (11L) are having same problem.

Gayle suggested a 5 year plan on how to best handle (getting water away from buildings in a systematic way) and to prioritize the problems

Board member suggestion: We could prioritize by zones

Gayle: Mold –health issue and legal liability—those with evidence of damage from moisture inside and mold/mildew should be dealt with first

Don – unit I moved into water was coming into the back of the unit, I had someone come from the University of MO to analyze the situation. He said chances of mold is rare and that mold grows down, not up. They recommended a product that will take care of any mold that is there. The board would like to know the product that was suggested.

Cynthia: We've seen mold on the property and it has appeared to grow up in some situations.

Building 1 – Fire Sprinkler Line Froze and Broke -- fire sprinkler closet under the stairs of unit E and in the storage area in garage. **Water damage in 11601 A, C, and E**

Cynthia reported that she had contacted Farmers Insurance to have the claims adjuster to report back what could be covered if a claim is made.

Contacted National Castastrophe Restoration to remove water; they've dried out the water and removed the fans.

Contacted Painting Division and DeMoss Painting to bid sheetrock

Recommendation -- Sprinkler closets need air ducts installed

Board Member: Fire Marshall said they don't have water until the sprinkler head goes off –

Cynthia: These aren't into the condo, yet—they are in the sprinkler closet

Daphne – asked Cynthia to ask the question, for clarification of Gene Hunter – regarding whether fire sprinkler closets have water in those pipes

Fans picked up today; when they came in they drilled holes and removed baseboards – that has to be repaired – common practice is sheet rock – repair a foot up from damage – bid it to take it back to original condition—owners are in agreement (no upgrades). Cynthia shared that she was waiting for board to approve the sheetrock and painters' bids.

Farmers insurance (Keith-our agent) made John and Cynthia feel that we are responsible for residents' carpet and hardwood damage – claims officer said that isn't true. Your policy says that it is sheetrock out. Cynthia has informed owners of this –

Gayle – disagreed and pointed out that our governing documents say if it is “common water source” going to more than one unit – it is an HOA expense.

The board discussed inconsistencies, over the past few years, of what the HOA Farmers Insurance Agent has said and what our governing documents actually say; it makes the board wonder if we have sufficient insurance with Farmers, or if we just need a different agent.

Gayle suggested that The Tiehen Group have contracts with painters, etc. for ongoing work – after reviewing multiple bids – should be able to get better rates. Board members thought it sounded like a good idea.

Board discussion: Are homeowners' issues being taken care of in a timely manner? NO

John wanted Cynthia to point out that if we could handle without doing a claim it would be better. If we change out insurance companies it will count against us. We might want to handle out of reserves.

Claims adjuster isn't coming until next Tuesday; problem occurred this Monday at 4 AM.

Cynthia: We need to start with the sheetrock repairs

Painting – Painting Division (most skilled and used on our property – good at matching wall texture)
\$2,153 for three units damaged (sheetrock and painting); Comparable bid – DeMoss Painting \$2,368.50

Carpet and/or hardwood repair – no bids yet.

Daphne: We all agree that we need to move forward on getting homeowners' units repaired, in a timely manner. Spending money – board needs to vote –

Gerald – only concern – if we start working on it will it cause problems with the claims adjuster?

Cynthia – Painter won't be able to come until mid-next week probably, anyway.

After claims adjuster comes we move forward and get reimbursed.

A carpet needs to be replaced in their master bedroom and closet; hallway out of bedroom needs to have laminate replaced.

Unit C– no floor damage

Unit E – only sheetrock

Gayle – Probably doesn't reach \$5,000 deductible – maybe only a small difference

Motion – Gerald – to start repairing the units, Jo seconded, and board members and was unanimously approved. Motion to be made that we go with Painting Division for the sheetrock and painting was made by Jo, seconded by Gayle, and unanimously approved.

Don – for the board's information – he ended up with same grade of carpet (at Lowe's) and it was \$600 cheaper than Weber, who was cheaper than everywhere else –same product number.

Cynthia will start calling and scheduling the sheetrock and paint repair tomorrow.

Flooring – how will the board advise? Homeowner wants hardwood floors – we just give them a check for the amount required to replace what she originally had. **Cynthia will send bids to board members which will be approved via email.** Cynthia will get homeowner's bid to compare to board member's bid.
Noted: Gerald got good report on Bill's response time to get out here and deal with the issue.

Building 18 Report

Daphne – they have a recommendation about fully underpinning walls, anchor slabs, reconstruction of south retaining wall, etc.

Don – not everything has to be done all at once; start with work needed under unit D now and then sit back and see what happens. The report suggests it would be wise to go ahead to look at items 1 and 2; gutters and downspouts need to be reconfigured

Cynthia – he did say he would give us more detail once contractors are on site.

Still need geo testing – we’re getting bids on the services they requested; probably March work can start

Daphne – Using this (Engineer’s report) as a big item as we continue to talk about drainage issues around the property around our property – maybe use this group to help guide us

Board previously approved up to \$2,700 for the review

Daphne – Last year’s board was moving toward a special assessment for the building for part of the expense and the HOA would cover the rest of the expenses

Don – I believe the HOA is responsible for covering all expenses.

Daphne – we were thinking of a certain percentage for homeowners of that building –we would take that down the road with further buildings. Assessing a building for damages for only that building (was appropriate), but HOA would also assume some responsibility.

Jo – Over how much time has this shifting been occurring?

Cynthia and Daphne: At least two or three years, the board has been dealing with this issue.

Jo - Is there a way to sue the builder? – so many people are out of business – it would cost more to find who to sue. Also, earlier reports haven’t identified the cause of the problem – needed to sue. We now have the report we needed which is asking us to get more studies down to determine the real problem

New Business

Social Activities for the Month of February

Gerald – We are having a Super Bowl party – Sunday, Feb 7th – starts at 6:38 eastern time – Olympics (Feb. 12) and Super Bowl parties at the club house; idea is to build community in a different way.

\$250 for a month – to rent a 72 inch TV -- \$5 charge to come in – HOA provides popcorn, Chex Mix and pop; flyer says for homeowners to bring their own booze and a dish to share.

After discussion regarding possible liabilities of hosting a party where homeowners are encouraged to bring alcohol it was decided that “bring your own booze” would be removed from the flyer..

Motion to rent the TV (after checking out the insurance); seconded, voted those in favor (2) – motion did not pass at this time.

Rental Contract – Gayle won't vote until seeing the rental contract and learning more about potential insurance costs (if the TV was damaged or stolen).

Don stated that he thought the \$250 expense would be worth it.

Daphne – I will end the discussion with no vote until the question can be answered concerning the insurance and the opportunity for board members to review the rental agreement and have more information regarding insurance issues.

Cynthia – I want people to be aware of Celebration of Life event is held this Saturday, from 2 – 5, in the clubhouse. Her boyfriend rented the clubhouse.

Visa credit card/gift card for property purchases – Daphne explained that Cynthia and Bill use their own money for places where they don't have accounts. Recommendation is for the board to approve them getting a Visa credit Card/gift card to use in these circumstances. Cynthia said it wouldn't be used very often.

Don – let's discuss and vote on it now.

Right now, Tiehen Group can spend money up to \$1,000 without board signatures.

Gayle stated she understood the request, but thought paperwork needed to be developed explaining how it was to be used. Don agreed to work on developing the policy for such a credit card

Old Business

Chairs – Craigs List chairs were sold out from under us. Daphne went to Lowe's to check out chairs that Don suggested; she has one other place (K-Mart) to check out and then will go out and buy and be reimbursed. Maximum amount was for \$1,500, but probably will do \$500 - \$550. Storage issue was discussed and Cynthia only asked that they be stackable. Don had a 10% coupon for Lowes.

Cynthia reminded board members that she has a minutes notebook for each year for homeowners and board members to review anytime they want.

Board Retreat Set for Saturday, January 23rd (9:30 – noon) at the TC Clubhouse

Don – interested in inquiring about several financial issues. He asked if the retreat would be the appropriate time and place since it was so late.

Daphne said she could answer questions regarding the \$100,000 liability to the developer; Rochelle regarding the Cable income. She told him to send her an email with the topics he needed clarification on, and she could share them with John Clock. They could explain them via email.

Daphne: Contract with Tiehen – Needs to be signed for next year—term is up January 31st.

Daphne will scan and email the contract for Tiehen Group

Audit – Don mentioned something for the board to discuss

Jo – Daphne, do you have an agenda for the retreat?

Committees – we don't have anyone on the Landscape Committee

Jo- I have a question regarding the Board's position on having a volunteer here to help with package delivery and distribution with some of their HOA Dues waived.

An explanation was given regarding a previous volunteer who helped with this work for part of her dues waived –she kept Cynthia from working – and then wanted all dues waived. It didn't work.

Old Business:

Package Pickup – since no volunteers have come forward during the past month, starting on Feb. 1st, Package Pickup Service will end --the motion was made, seconded by Don and voted on. --three out of five members voted yes -- It passed. Cynthia will post this decision.

Newsletter – Daphne was supposed to have a quarterly newsletter draft ready tonight. She hopes to have it by this weekend. She'll send it and we can review it.

A motion was made, seconded, and unanimously approved to adjourn the meeting at 10 PM.

Respectfully submitted,

Gayle Voyles,

TC HOA Secretary

