

## APPROVED

### February HOA

The February HOA meeting was held at the community clubhouse on February 26, 2015 and began at 6 PM.

Board members present  
Jennifer Breece President  
Darline Terrell Member at Large  
Tom Cogar Secretary

Our management company was represented by Tim Rellihan and Michelle Swartz.

**Meeting was called to order.** Note: the minutes of the prior meeting had already been approved electronically and distributed to the community.

Jennifer Breece provided information concerning the Tallgrass Building issue. She informed us of the landscaping being provided to our community at no charge.

The secretary provided all votes taken by the board, which transpired since the last HOA meeting. (See below)

Tim Rellihan informed us that John Bruce did not accept the offer to install the coach lights under the condition specified. Metro Electric is doing the work.

### **TREASURER'S REPORT (numbers rounded)**

\$82,000 in dues income  
\$26,000 in additional income  
\$68,462 in operating expense  
\$851,622 in cash accounts, of which  
\$793,000 is in reserve

Regarding delinquencies, we are now garnishing income from one owner in an attempt to bring them current.

### **MANAGER'S REPORT**

In review of the carports and repair responsibility, it was determined that, like the clubhouse, carports are included in the appraisal of all 356 units. The right to use is limited.

Question from the floor - if people continue to park in the carports and are damaged as a result of carport failure are we liable?

Answer - we believe that people with the right to use have been notified and are parking at their own risk.

It was suggested that reminders of the current situation be sent out to the appropriate people.

Question from the floor - what is the schedule for the carport work to be complete?

Answer – 2 to 3 weeks depending on weather

Question from the floor – can carports be used for storage of trailers and unlicensed vehicles?

Answer – All vehicles must be in sound working order and up-to-date.

Foundations -

Mike Falbe will be inspecting foundations at a not to exceed cost of \$1750.

Question from the floor - what was the problem with building eight?

Answer - settling and cracking of tile

Question from the floor – I saw lots of mud on the patio, is that related?

Answer – no that's a drainage issue.

Pool -

It was confirmed that the conversion to a saltwater pool would not be cost-effective

Unit 7E -

The owner of unit 7E passed away in 2009. Since that time it has been occupied by relations. HOA dues had been current. The unit is now, no longer occupied. We are in contact with attorneys and probate court. The process is ongoing.

**Michelle Swartz provided her maintenance summary and it is inserted as written.**

**NOTE: discussion is added.**

## **Tomahawk Creek Condominiums February 2015**

### **Maintenance Summary by Michelle Swartz**

- Declarations state fine assessment of up to \$500.00 for not having Heat set “On” position and Thermostat Must Be Minimum 50 degrees Fahrenheit.
- Trash being set out on non-designated days; no identification. When identification, fine assessment \$50.00 per first violation.
- Mail Room Bulletin: All Notices Were Removed From The Bulletin-Unauthorized Again.

- Carport Closings: Individuals ignoring the emails and notices and still parking in carports. Steel boots on 4 columns, 2 remaining to reinforce rusted columns, and trusses reinforced in quadrant 05, 06, 07, and 08.
- Complaints about not having snow removal; this maintenance service for the condos when purchasing does not qualify an amount prior to snow removal being done, and pay high HOA dues.
- Complaints about the damage to interiors from vibrations with the siding project. Inspection of those areas appear to be where screws/nails are mudded in tape line and pop off. Interior Trim on a patio door pushed out; inspection by ARI rare occurrence.
- Existing lights on back patios and balconies without electrical housing/junction box for wiring of lights-building 11615.
- Window replacement denied due to windows being beyond the exterior trim on 11613-H and 11624-B, notices sent.
- Siding Company working on Building 11628.
- Report of Settling in Bldg. 11605, 11606, 11607, 11608, 11611, 11622, and 11627 Engineering Inspection Scheduled for Friday, 2-27-15.
- 11611-L heaving issues have not been resolved, still having issues with opening door.
- 11611-A complaint that the settling issues in the unit have not been resolved in a timely manner.
- Asphalt cold patch and gravel to temporarily fix large hole in drive lane by 11628.
- Inspection of Buildings 11601 through 11631 and clubhouse is complete. Tim, Bill, and I now working to resolve issues from the inspection. Guttering & Roofing have been provided to roofing and guttering company for correction.
- A lot of Dryer Vents are Full of Lint, Do not have a cover, Broken, Need to be cleaned and replaced with the new cover.
- Decorations, Plant Hooks, Wind chimes, Thermometers, Clocks, attached to siding of balconies/patios or to rafters that must be removed.

Comment from the floor - what about flag holders around the doors?

Answer - No, this will be Hardie Board as well.

Nails etc cannot be put into the siding. This will effect the warranty in varying degrees depending on the location and extent.

- Dog Tie-outs from several patios, Dog House, and Dog Kennel.

- 11604-I Complaint of miss-handling mail which is federal offense.
- Simplex-Grinnell doing annual inspection of fire protection sprinkler closets and backflow certifications.
- Coach Lamps are being installed on property.
- 11626-E Toilet overflowed, running into lower unit 11626-D. Break door to shut off water, Emergency Call.
- Several smoke alarms going off in different units across property. Notify owner to resolve.
- City has corrected the asphalt from the water main break at intersection by building 11613

## **ARCHITECTURAL REPORT**

External Guidelines document Discussed.

Doors, railings and shutters will be black. The exact color code needs to be added to the architectural standards.

Comment from the floor - I got a new door (currently white) what color do I paint it, black or green?

Answer - Black (note, this may depend on the building, suggest confirming with committee in each instance)

New tiles and lettering were presented for the boards approval.

One of the members of the architectural committee will be leaving. Help was requested.

With regard to storm doors, they must be removed for the new siding installation and can then be re-installed. The owners have the option to do this themselves or they will be billed for the removal and reinstallation. Each door is \$150. If you do the work yourself, you are responsible for the workmanship. If the storm door is removed for you by the siding contractor, you will be billed after the work is performed

## **LANDSCAPING REPORT**

Waiting on application form approval.

Question from the floor - A tree died near my unit, will it be replaced?

Answer - yes, eventually.

Question from the floor - when selecting landscaping, how much will the installation cost?

Answer - the cost will be included in the cost.

## **SOCIAL REPORT**

There will be a St. Patrick's Day celebration from 5 until 7:30 at the clubhouse.

## **NOMINATING COMMITTEE**

A memo from Jori Church was read outlining thoughts for the election process discussion.

## **COVENANTS COMMITTEE**

No Report but they need a new member who must be appointed by the President.

## **OLD BUSINESS**

**Tennis courts lights** - there was an overview of options:

- 1 - install 4 new bulbs (400 W) total cost estimate \$700. It was stated, that these bulbs have a warm up time before they realize full luminescence
- 2 - Pulse Start, has no energy savings but produces full strength lighting sooner. Total cost estimate \$2100
- 3 - LED, provides 60 to 75% electrical savings. Total cost estimate, \$3700.

If a localized switch on a timer were installed, the cost is estimated at \$1500

**Engineering fee** - Tim continues to try and get a refund of \$3,100 for engineering services which were done in the past by a firm who later informed us that the information they provided was unreliable.

## **NEW BUSINESS**

Tom Cogar suggested that the board needs to present to the community a clear overview of our financial situation which includes a 3 to 4 year outlook of anticipated projects and the estimated cost for each. After discussion, the suggestion seemed to be widely accepted and the President mentioned that it should be added to the next agenda.

President adjourned the meeting.

## **VOTING SUMMARY**

Following motions were made and voted by the board since the prior HOA meeting.

On January 28 Jennifer Nearing made a motion to approve the rewiring of the existing conduit to be inside the wall cavity on building 11 for \$714.00.

Motion 2ed

Approved 5-0

On January 28 Tom Cogar made a motion to accept the compensation offered by Bordner for the curb damage.

Motion 2ed

Approved 5-0

On January 30 Jennifer Nearing made a motion to repair the pool, as quoted by Mid – America with the Inter - glass option

Motion 2ed.

Motion passed 5-0

On January 30 Jennifer Nearing made a motion to proceed with the bulk purchase of the coach lights

Motion - 2ed

Approved - 4 -1

On Feb 3, Tom Cogar made a motion to select Midwest construction at a cost of \$57,035 to perform carport repair as specified. Work is to be performed in a workmanlike manner. 25% of the cost to be withheld until work is been inspected and approved, not unreasonably withheld.

Motion 2ed

Approved 5-0

On February 2, Jennifer Nearing made a motion to hire John Bruce to install coach lights for \$30 per light.

Motion 2ed

Approved 5-0

On Feb 10, 2015 Pat Sinclair made a motion to approve the minutes.

Motion 2ed

Approved 5-0

On Feb 11, 2015. Pat Sinclair made motion to approve \$8404 for the additional Hardie trim on garages.

Motion 2ed

Approved 5-0

On Feb 17, Pat Sinclair made a motion that the Board obtain a legal opinion from our association attorney concerning the pending carport issue.

Motion was 2ed

Approved 5-0

On Feb 20, Darline Terrell MOVED THAT we accept engineer Bob D. Campbell and Company's proposal to inspect buildings that may have foundation issues.

Motion was 2ed

Approved 5-0

On Feb 23, Pat Sinclair made a motion to have our attorney review the release document and provide an opinion on whether or not we should accept with or without revisions.

Motion 2ed

4 approved 1 abstained