

APPROVED

Tomahawk Creek Condominium Board Meeting

July 18,2012

Minutes by Nancy Desmond

Board: Michelle Buchanan, Jason Purinton, John McKelvey, Jennifer Breece, and Rochelle Mitz

Signature Property Management: Joy Peters, Vice-President/ Nancy Desmond

Meeting was called to order at 6:30 pm.

First order of business was approval of minutes for June 20, 2012. Motion: Jennifer Breece made motion to not approve the minutes and she will email Signature Property Management's and the Secretary's minutes out and all BOD are to vote by Monday July 23, 2012. Rochelle Mitz seconds the motion. Motion approved unanimously.

Managers Report:

Nancy Desmond reviewed the pending issues on the weekly report dated July 13, 2012.

Financials

John McKelvey gave the financial report off of the June 2012 Financials.

Architecture Committee

Rochelle Mitz gave the report that most violations and the current projects the committee is working on.

- All window violations have been corrected. Touch up painting is still ongoing.
- Rules and Regulations have been updated and are being emailed out to the residents.
- Working on finding a replacement light for patios.
- Discussion about charcoal grills took place and Rochelle asked residents to report any violations to Nancy.

Landscape Committee

No report was given

Social Committee

Jason Purinton reported on 4th of July get together and upcoming planned activities.

- Jason is setting up a Face book, Twitter and You Tube page for Tomahawk.

Old Business

A Covenants committee meeting is scheduled for Saturday, July 21, 2012 to discuss the FHA recertification.

Norton & Schmidt will start the Capital Reserve Study on Friday, July 20th 2012.

New Business

New flags - Jason Purinton will purchase new flags for the flag pole. The current flags are damaged and in need of replacement.

New signs will be purchased for the pool stating "No Glass". There have been issues this year with residents/guests bringing glass into the pool.

Jason Purinton presented a document, CIA Pearls of Wisdom and requested they be placed in the clubhouse.

Commercial vehicles are not allowed on property from 8 pm to 8 am. It was decided that if commercial vehicles were found on property after the specified hours a noticed would be put on the vehicle and if not removed they would be towed.

Open Forum

Linda 13F - Linda recommends we wait to dredge the ponds until the construction is complete. Linda Suggested that the Board meet with the City of Leawood to see when the construction will be completed and if they would assist with the costs.

Linda also brought up concerns with the property management company. Linda had concerns from the last Board meeting that the management company appeared to have too much control of the Board. Linda reported that the Board is responsible for running the community and that the management company is our employee. However, Linda has seen a change since the last Board meeting and feels more comfortable.

Linda also felt that the apology letter the Board sent out was nice and she appreciated it.

Brad 15E - Reported that he had witnessed a young girl squeezing through the gate to get into the pool. He wasn't sure if there is anything that can be done to discourage this but he wanted to make the Board aware.

Daphne 20A - Discussed that she is still hearing complaints/concerns has to how the 2011 BOD decided on hiring Signature Property Management. Daphne offered to provide her notes and research to anyone interested, so that they could have a better understanding on why they went with Signature.

S.Osborn 20F - Discussed the issue with the geese. Sandy requested that no notices be placed on her door.

Adjournment: 8:13pm