

TC HOA March Board Meetings

March 14, 2011 6:21 – 8:30 PM

Minutes by Leslie Champion

Participants:

Signature Staff: Property Manager

TC HOA Board Members: Don Lickteig, Gayle Voyles, John McKelvey, Jo So, and Gerald Clamors

Farmers Insurance Agent Keith Turnbaugh

Don Lickteig, Bd. President, called the meeting to order at 6:21 pm.

February Minutes had not been corrected, no vote to approve.

Gayle Voyles will correct them; a vote will be done by email.

Topics Discussed:

Keith was present to review Tomahawk Creek's insurance policy and the changes that have been made since 2004. Only 2 changes have been made. Fidelity Bond/Employee dishonesty has been increased to \$225,000.00 and Betterment /unit owner coverage was added 9-17-2010 \$20,000.00 per unit \$5000.00 deductible. This protects the HOA if the homeowner does not have insurance. It is not to replace the homeowner's responsibility of having adequate insurance. Lauren Miller had a concern over the Betterment insurance. Keith will have a meeting with her to discuss the insurance coverage.

- **Leslie's Manager's Report**
 - Financials – Don felt there were still some discrepancies from Tiehen takeover no discussion took place.
 - Delinquency Report – Board members were given the most recent list of significant balances due/units. Leslie will check with Rod Hoffman as to status of previous liens, garnishments.
 - **Total Delinquency \$33770.69**
 - \$28256.69 (The 9 substantial delinquencies' total)
 - \$ 5514.00 (22 owners late fees added and demand statements sent 3-14)
 - Leslie will make up a letter to be sent as a final demand for payment, if not paid in 14 days a lien will be filed. Board feels notice should be given.

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- Progress of Lease Approvals
 - Leslie has pretty accurately determined who has tenants and will send a letter with the lease packet requesting the tenant information and lease per the Decs and Bylaws.
- Sprinkler Closets
 - A book of current pictures was shown to Board along with estimate of cost to repair the closets. Drywall holes prime and paint as well as electrical. Bill can do it all.
- Flag Pole
 - Bids were given to Board. Don asked Leslie to check with VFW for Flag costs and get a more finite cost from US Flag Company. It is not in budget as separate item.
- ASC Enforcement
 - Still waiting on Daphne for final of revisions to code.
 - Leslie has been sending notices only to that which is spelled out in R&R's
 - Board agrees 1st letter should be sent giving 7 days to rectify violation. 2nd letter will result in \$25 fine. 3rd letter fine will go to \$50
 - Discussion on fines and notices over noise complaints. Gerald felt noise complaints could be used as a form of harassment. Leslie will suggest being neighborly and discussing with the person who is making noise issues. If no resolution they should call Police for Leawood noise violation. Everyone has to remember they live in an apartment setting.
- Concrete Asphalt repair
 - Waiting on one more bid
 - Getting bid from Walsh for pool completion Don wants to wait till hear back from Epic regarding the landscaping of pool area.
- Pool Equipment and Supplies

Leslie has Heschmeyer bid for opening procedures and sand filter. Board thinks 25 more chaise lounges and 14 new chair plus 2 more tables. Would like high tops. Leslie looking into cost.
- Pergola

- Solutions Systems will come out at no charge to repair cracks. Don would like to bid out for an awning so there will be a shady spot for people to get out of sun.

Signature Property Analysis

Tom Rewerts has been out and will have one by the end of March

11618

KC Masters will be out this week bids will be end of month

Pond

Sam is getting reference checks on Messengers Lawn Service

Fitness Center

Finalizing bids on new flooring and maintenance of equipment. Board saw samples of flooring.

Don

Building paint updates and Decks

Don has the schedule for the next 3 years, which will include decks and patios. The charges will be assessed like the carport assessments that just went out. Decks and patios are also limited common areas that the Board maintains but owners are to pay for. The work was done last August and September on buildings 05,07,09,12,14,29,31, and clubhouse. Decks were done at the same time for the same buildings. There was some confusion as to the timetable. Don will speak with Paul Potter about clarification. Discussion on whether owners should be billed as was discussed regarding carports. Don pointed out the Decs says it is owner's responsibility. The painting will be brought up at the Quarterly meeting.

Package Pickup

Still under discussion. It will be brought up at the Quarterly meeting with the options of hiring temps to do it, cost \$10K. If it is to be funded something has to go. Volunteers or Leslie.

Don did not discuss Clubhouse or Liaison reports.

Meeting adjourned at 8:31pm

