

**February 16, 2006
5:30 PM
Tomahawk Creek HOA**

Issues:

Participants: John Clock, Cynthia Selder, Steve McWilliams, Chris Sanders, Linda South, and Mike McGrew.

Steve: Minutes are sent to Tom Scanlon's website for posting.

The Board decided that future monthly HOA meetings will follow as detailed below:

Every third Thursday, open meeting from 5:30-6:00/open forum and then 6:30-7:30 regular board meeting.

Treasurer's Report: ½ page – 1 page financials page for open meeting (usual Tiehen group format)

Committee Reports:

Landscaping Report: Mike asked for clarification regarding the landscaping budget; John handed him the current budget. Mike is thinking of scheduling a meeting with homeowners to get homeowners' feedback.

Committee Members: Not sure if the original two are still interested.
Public forums for feedback will be helpful.

Landscaping – Drip system within the pool fence – maintenance or landscaping issue?
John believes it was fixed, but Cynthia will check on this issue. (Euonymous plant issue)

Mike will get with Signature to see what their thoughts are for this year.

Linda South asked Mike McGrew if placing a bike rack near the tennis and basketball courts would cause any landscaping issues. Tiehen group is getting a bid for a bike rack to be installed near the tennis and basketball courts.

Mike asked about when would be best to schedule a Landscaping Meeting. Steve believes it should be a stand alone and advertised on the bulletin board. Mike will check with Cynthia and Signature and then

Third Thursday of Every Month – Open Meetings in place of the quarterly open meetings.

Property Manager's Report: John Clock

Budget issues – John numbered areas of the budget that people might have questions about, and added brief narrative comments/explanations (19 items were explained)

Steve asked the following question: We don't want to cover the same ground month to month, because different homeowners may attend each meeting. Would this be appropriate to post on the website?

Linda: We could invite people to save and we could discuss the issue after the meeting.

Gayle: Have the detailed information available, upon request, in the TC HOA Office.

Chris: Time-Line for Calendar of Events of Tomahawk Creek Home Owners Association Board of Directors

Explanation of Actuals and Forecast of any Changes

Steve: Could be that Chris' primary job is to be comfortable/that he understands what the Management Company says is accurate (Chris is to go over all financials and feel comfortable with it)

We've gotten flack about comfort level with the management company. Quarterly analysis: Will we be on the money?

John: Email financials to Chris; Chris can call John and they can have a phone conversation about the financials. If needed, John will research and get back to Chris.

Chris: Do we see other foreseeable budget issues: Identify the Big Hits to Expect and Budget for?

Clubhouse has been painted early and saved \$300. (went towards insurance increase)

Variance Report: 2484 drainage work at building 10; from last year. Bill had not been sent, so in late January the company called. That went into this year's expenses.

Track the projects and make sure paid before end of one fiscal year.
John agreed.

Insurance – getting another bid. Tiehen group makes sure all bids are measuring apples for apples; same coverage. State Farm doesn't want to cover condos. If a better opportunity comes up, we will be able to change and get reimbursed from current company.

Silt fence is fine from our side of the fence; other side of Roe it is a natural area; the city owns the land. The bulk of the silt is coming from the city owned land.

MD Management, silt fence on the other side of our property; seems to need to be repaired. However, bulk of the damage is coming from the city owned land.

If we don't hear back in the next 3-5 weeks, the board suggests we get Howard to write a letter regarding this issue.

Steve asked, do we do anything about the city's natural area and our issue. Vasilie is working on this.

Old Business for March Meeting: Directory for HOA: Tiehen Group found a company that will publish and distribute to homeowners for free. They select advertising; residents can advertise, if they wish—but pay for it—only those homeowners who filled out the form with contact information would be listed. John said all other HOAs they handle have directories. Significant savings. It would be published and distributed annually. See if sufficient interest shown during the March meeting.

Steve – any complaints that haven't been handled.

Real Estate Homeowner issue: Linda South reported that his signs are still up and blinds aren't pulled.

Trucks with business signage (more and more on the property). We will have to deal with this issue at some time.

Discussion of whether it makes a difference if the truck is someone's own vehicle (their own company), or not. John Clock shared that the **Overland Park** defines a commercial vehicle: excess of 21 feet long and 8 ft. tall and 7 ft. wide. Company and phone number is ok, but address can't be on it. Pauls Corp. wanted a nice property that did not allow commercial vehicles.

Steve: Pick a date and inform homeowners that since we are a full community and parking is an issue, there will be a specific date that the existing rules will be enforced.

Cynthia: Realtor living on site that has a magnetic sign that says TC Realtor – homeowner asked whether anyone has the right to have that sign. Cynthia asked the person to check with the realty board.

Car Alarm Issue: Gayle asked John how other HOAs handle car alarms going off for long periods of time. Our existing parking rules handle this; the board can define excessive noise and have cars towed.

Chris questioned John: \$250 in

Fence is being painted around the pool; re-staining the clubhouse doors.

Mid-late April – actual painting (temperatures in the 50s) There was a schedule of next buildings to be painted; a new schedule will be developed.

Credit card issue: No, board is not interested; it would cost us money.

Plastic swans – bids? Cynthia said they don't really help. Chris did some research on the internet and found alternative ways to deal with the geese issue.

Newsletter:

Patty Fogerty: Chair of the social committee (surgery this week)

Linda thinks it would be nice to let her know what her budget is (\$1,500) for summer, for Halloween, and Holiday party.

Cynthia thinks it would help if we have a meeting with the committee chairs, and explain their roles and processes to them.

Social Expenses: 2nd page, first paragraph \$550/month. Clubhouse expenses coffee machine, \$1200, fitness equipment and maintenance of it, clean carpet and furniture, 5 parties at \$500 each, \$300 for miscellaneous supplies, water fountain repair.

Red car by trash compactor isn't parked illegally, per existing documents. We will want to visit this issue, in the declarations, when revised.

Other HOAs: Homeowners are forced to move car every 48 hours.

Tow Company to post on signs before anyone can have a car towed for being illegally parked. The impound lot should be nearby. Cynthia and John will work on this one.

Budget \$1,500/month for roof repair – didn't need it.

Water One – Charges for sprinkler lines which were shut down in Nov. We have over \$3,000 reimbursements. Water is estimated/overcharged; but when questioned they say we undercharged during certain

Whether homeowners can stay for entire meeting is to be checked out. Howard question—interpretation. Could we table this issue for a moment?

Mike McGrew's new email – mmcgrew@jlbruce.com

Architectural Standards Committee: three (3) member

Social Committee (Linda will meet with Linda next week)

Architectural Committee (Laura Tedesche is traveling)