

**Tomahawk Creek Condominium HOA Board Meeting  
April 17, 2008 (6:15 pm)**

Participants: John Clock, Cynthia, Ken, Jennifer, Gayle, Judy, and Rochelle  
Homeowner: Andrew Blossom

President Brewster called the meeting to order at 6:15 pm.

Issues Discussed:

March Minutes were approved, via e-mail, by board members. Gayle will email the summary of those minutes to Cynthia within the next week.

There were no e-mail votes since the last meeting.

**Financials Report** – Given by John Clock

Total Year to Date...Income \$203,509; increase of \$7,751

Expenses \$163,075; decrease of \$38,028

John asked board members if they had questions regarding the financials.

Issues discussed

1. Rochelle mentioned utilities were going up; John shared that our year to date utilities were actually \$598 under budget.
2. Terminex – as a monthly expense
3. Roofing Charges – clarification – ongoing issue; but the year-to-date total was under budget.
4. Tire and Battery for Golf Cart – had been purchased
5. Tree Trimming – had been done
6. Building across from Rochelle – lawn has been dug up; contractors are returning lawn back to original condition.

Delinquents were then discussed:

John passed out an updated list and stated that some of the other properties were starting to have more problems with people not paying on time. He then shared that all but one person has a lien; that homeowner has been sent a letter. John provided an update on the status of one that was in foreclosure and one of a homeowner who has filed bankruptcy.

John then shared that the metal fences by buildings 6 and 18 that were to be repainted earlier had been budgeted at \$6,000, but will be more like \$2,500. The board approved going forward with treating the rust and painting them.

John then discussed the issue concerning having more than the FDIC guaranteed \$100,000 in an account. He had talked with out bank about assurity bonds – for protecting up to an additional \$100,000. Temporarily we are \$28,000 short; however, we'll be transferring funds to pay for capital improvements in the near future.

John asked if they wanted to leave the funds in one place; increased rate of return (3.4% interest for money market account)? Board members approved keeping the funds at Heartland Bank.

**Update on Seal Coat Project** – Cynthia has done the leg work regarding repairs and seal coating; the contractor is still fine tuning the bid (something had been left out). This had something to do with milling out and new asphalt in areas needed for driveways; needs to have seal coat for all of the area to look appropriate. It will be important for Cynthia to help coordinate so all concrete and asphalt repairs are finished before the seal coating project begins. We don't want heavy concrete trucks driving on newly seal coated areas.

**Cynthia's Report –**

Pond Dredging – Ken is drafting a letter from the board to homeowners

Dirt Pile – working on this issue yesterday

Yellow and Red Paint needed East end of building number 5; Repaint be building 02; due to peeling.

Spider Webs – system for regular maintenance item will be developed since this is reoccurring

Foundation issues – Letter mailed to owners on March 21, 2008; met with John Van Deurzen (the previous engineer) on March 3, 2008 and received a report on 4-17-08. Board members will receive a copy of the report after John and Cynthia review it.

Pricing for speed bumps – Gayle shared that the property had speed bumps originally and They were destroyed by snow removal trucks and expensive to maintain. Also, people still went too fast. Cynthia is getting bids and for other speed bump options. Possibly, yield signs and slow down signs

Cleaning of exterior light globes – develop a regular schedule for Bill to do these

Post Office Boxes – Can't do custom; so the board needed to decide if they wanted One or two more sets of the post office boxes (\$288 - \$300 per set) There is room for 7 sets. The board approved ordering three more sets.

Cynthia distributed a chart regarding the yellow fire lanes.

*Traffic Regulations of Leawood are Enforced on this Property* signs (\$144.08/two signs and posts); then Leawood Police could come on the property and issue a ticket and/or we could have cars towed. The board approved ordering the appropriate signs (for each entrance to the property).

Rules and Regulations: XIII. Parking/Vehicles letter was distributed and proposed to be posted on the enclosed HOA Bulletin Board. Cynthia also passed out two flyers that were made up to put on cars in violation of parking regulations. Both flyers would be printed on red and placed on cars not parked in assigned parking spaces or parking in fire lanes. Warning Notice: Improper parked vehicles will be towed! This process was approved by board members.

**Bids – Epic Landscape**

Cynthia distributed a chart showing the top 10 priority landscaping issues to be considered for approval. \$30,000 was budgeted for drainage-related issues.

The board approved Bid items

1	Bldg. 16 N; Bldg 16 W	\$8,806
4	Island E end by carport by Bldg. 31	\$ 528
5	SE Corner of Bldg 12, by J(must be green plant)	\$2,860
6	Island between bldg. 12 & 14 by visitor parking	\$ 744
8	Storm drain W of Bldg. 1	<u>\$ 408</u>
	<b>TOTAL</b>	<b>\$13,346</b>

Also approved were the spring irrigation repairs (getting ready to turn them expenses related to the Circle Island (\$1,295 if no bore is needed; \$1,670 if a bore is needed and repair under drive); including two more bags to cover red mulch.

Irrigation system will be on for the re-seeding/warranty project.

**Trash Dumpster Update – Well received by the community**

**Trash Compactor Issue – not satisfied with the sprayed stain**

The board approved having the satin paint rolled on; no additional fee in order to match the boards over the compactor.

**Shutters – more need to be ordered after the last windy day**

Foundation Issue Meeting with Howard – The board identified days members could meet with the attorney, Howard Barewin. Judy will work with Howard and then inform other board members of the date and time for this important meeting so the board can schedule the meeting with homeowners of impacted buildings with board members and Howard.

**Dredging Issue –** Cynthia talked with the Leawood Maintenance Person about cleaning the creek west of our property; was told not the City’s responsibility. He spoke to the City Planner who said it was the Developer’s responsibility. Cynthia said the property was managed by MD Management and that would be the Development Company responsible. Cynthia is trying to work with someone regarding the debris that flows down to our ponds. She will continue her work and get more information to the board members regarding this issue. Now there has been more erosion and a huge tree has washed down into our pond. We also get trash from Hen House (bags).

Cynthia wants to look at Leawood City Code for the defined responsibility for MD Management (for their creek); Cynthia shared a notebook she assembled that provides legal documents and historical data regarding our ponds. They clearly indicated that *we* have responsibility for maintaining our ponds.

The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Gayle Voyles,  
TC HOA Secretary