

**Tomahawk Creek HOA Meeting  
September 21, 2006**

**6:00 PM  
Board Members' Meeting  
TC Clubhouse**

**Participants:** Cynthia Selder, John Clock, Tom Scanlon, Steve McWilliams, Chris Sanders, Gayle Voyles, Mike McGrew, and Linda South.

The meeting was called to order promptly at 6:00 PM.

**Discussion Topics:**

- Chris Sanders suggested that the board appoint Linda South as Vice President of the TC Board. Gayle Voyles seconded the motion. It was unanimously approved.
- Tom Scanlon's Committee (Covenants Committee) has forwarded the revised By-Laws and Declarants to the TC HOA attorney.
- Steve's new position on the east coast and the ramifications to the TC HOA.
- Linda asked if board members had any suggestions for a new board member? Board members agreed to put some time thinking on this topic. Steve suggested that we put thought into who are the homeowners that regularly attend our HOA meetings.
- Chris Sanders' Report: No new information regarding an official HOA website.
- Investment CDs – Chris and John will get together and develop a plan to submit to the board.
- \$100,000 of painting, wheel dips, etc. is being spent (in the process of) that would have to be paid out of the money market; at end of August, we have \$217,000; if we pulled \$50,000 out and put into a 6-9 mo. CD we would pick up approximately an additional one percent on our investment. This is John Clock's recommendation, based on what we know, as expenses, at this time. The bulk of expenses fall in summer and early fall. Steve said maybe the easiest idea is to have the CD plan reviewed monthly. Linda asked if we would be safe putting \$50,000 into a CD at this time, and after getting the response of "yes" made a motion to put \$50,000 into a CD. Gayle seconded the motion; and it was passed unanimously. John will get the current rates and let the board members know 9-22-06. Linda amended her motion to go with John's suggestion, after he does the research on current CD rates.
- Landscaping Issues: Steve asked if the Tiehen Group had any dialogue with Mike McGrew; it was reported that he is very hard to get together with. Mike is supposed to submit estimates for fall plantings (\$10,000 - \$12,000. Cynthia has been working with a landscape committee member regarding what type of bushes to get and where they are to be planted. Currently, she is waiting for a bid from Signature.
- The Tiehen Group recommends reserving \$5,000 for irrigation repairs. There are some issues with the Signature invoice for sprinkler repairs. John and Cynthia are working on resolving the difference in amounts for services provided.

- Tiehen Group is also getting additional bids for future landscaping services. Mike McGrew checked in to see if Cynthia and John received the information (options and estimated costs) on the price of two-three inch river rock to be placed instead of the mulch (two Saturdays ago); Mike said he left it here with Georgia, but Cynthia didn't receive it. Cynthia asked Mike, what he thought of the idea of ground cover in place of the river-rock or mulch. He said that he could ask Signature to put a bid together. However, he believes it will be more expensive to purchase plants and to pay for having them planted. John then asked Cynthia if the plants were planted 12 inches apart what would be put in between (mulch or rock). Is groundcover another option? Board members discussed whether putting groundcover would increase the rabbit population and mold issues. Cynthia reported that Mike had said it depends on the type of plant. More investigation will need to take place.
- The least expensive which is for a lower grade (only two inches deep), of three bids, to replace all of the mulch by the pool with river rock came in at \$7,800. The board discussed whether lowering the surface two inches would require them to replace the existing ground covering. It was reported that the bid only recommended where vegetation is sparse. Problems associated with rocks by pool were discussed: rocks being thrown into the pool, etc. Steve recommended that the Tiehen Group provide a status report on all landscaping projects. Shrub replacement is the only thing the board is making a decision on in the near future. The board will review the bid for shrub replacement in the near future, when submitted. November is when the sprinklers are turned off. Cynthia says they are watering six days a week. Mike suggests that we set the controls to water three days a week. Linda made the motion to change the watering to three days a week and Chris Sanders seconded the motion; the motion was unanimously approved. Steve asked Mike McGrew to report next month on the status of current and future landscaping issues.
- Pool – It has been officially put to bed. We don't expect additional expenses when it is time to open it next summer. Bill Gates takes care of the pool furniture and is in the process of completing the inventory and storing of equipment.
- Potters Painting Company – The board discussed the problem with the contractors placing 2 x 4s in the trash compactor. Paul Potter was supposed to contact Steve to gain permission to use the compactor, if they don't put lumber in. Steve reported that he did see evidence that their disposal of 2 x 4s was continuing.
- Wheel Dips' Repairs are set for the week of October 16<sup>th</sup>. It was resolved just a couple of days ago. It will probably take one week to complete the work; work will be done in sections. Steve asked how this will be communicated to homeowners. Communication will be mailed and a general notice will be posted on the door of the mailroom. The goal is to give a week's notice. Homeowners will have to stay off their driveways for 48 hours. Parking issues? The Tiehen Group will give advance notice and think of the problems associated with restricted parking.
- Carport Issue – Gayle asked Cynthia to report on some homeowners discussing enclosing the inside rafters of carports, at the carport owners' expense. Cynthia reported that she had received a bid from Paul Potter as follows:

Best course is to cover arch beams and cover supports, by attaching sheets to steel beams and horizontal supports. This saves expense of installing ceiling joints and keeps the ceiling open and resolves potential maintenance issues (in the future). Cost effective suggested material – vinyl siding. Estimated cost is \$13,500 per carport; special assessment for carport owners. It could be power washed when painting is done. Linda South shared that she felt it would be cost effective to wait for car ports’ painting to be completed. She is aware of another solution that is more cost effective. Criss-cross of filament wires in the ceiling; has kept birds away in similar situations. Steve suggested that the carport owners submit their plan to the board to review. Cynthia wanted to get the bids together before bringing the issue to the board; and to suggest special assessment for the carport owners. If it doesn’t change the look, or causes damage to existing structures, and all carport owners per unit are willing to cover costs the HOA board should approve, but not make suggestions. This is not an HOA board decision.

- Linda will get back with Patti Fogerty on the remaining budget for the Social Committee.
- Nomination committee members (Ron, Ed, and Star)– Chair – Star: We would like to discuss (for confirmation) related dates for electing the 2007 HOA Board: December is the vote, November is when we have to get bios published to homeowners; so bios need to be turned into committee early November, October get the word out to homeowners requesting nominations for TC HOA board members. Do we (board members) have other suggestions of individuals for the committee to call? There will be an opportunity for homeowners to nominate individuals from the floor. Biggest qualifier is really time commitment; do they have the time? We need at least three candidates. Do we know of others that could offer help to this committee.

---

**7:00 PM**

**Open Meeting**

**13 Homeowners attended**

Steve McWilliams, HOA President, called the meeting to order.

**Budget Report:** John Clock gave the budget report: We are in excellent shape. Total income year-to-date was \$44,517 more than anticipated. This reflects receiving \$23,185 in regards to the termite special assessment. In summary, total expenses year-to-date were \$100,255 less than anticipated and net income year-to-date was \$144,771 more than anticipated. We will have a large chunk of money going out in the near future to cover capital improvement projects that are being completed. We do have money in the budget for the wheel dips/asphalt repairs that will be taking place in the near future. This work is expected to start the week of October 16<sup>th</sup>; we’ll have \$31,000 worth of work done this fall. Steve: Carport Update: There has been some discussion regarding birds inside carports. The direction the board is going on this issue is that if you own a carport and are interested in enclosing the rafters of the carport you will need to first get a consensus of homeowners of your specific carport spaces on the solution you want to take and pay for through special assessments. Once your carport complex has reached consensus the group should submit their plan to the board. Probably the biggest issue will be getting

consensus of the homeowners. The board really doesn't need to be in the middle of this discussion.

**Steve then shared that there really were no major outstanding issues and opened the floor for any questions from the floor. The following issues were then discussed:**

1. There was a question about the grass growing around the edges of the pond. Will that grass be sprayed and replaced by something not as aggressively taking over the pond?

Steve explained that this issue was in relationship to a strategy being implemented to keep geese out of the pond. The homeowner informed that board that the existing grass is nut-grass and has a history of taking over. It could create additional expenses in the long-term. Steve said this was the board's plan so that the association could show that it had implemented a plan. If our plan doesn't work, then the state will remove a certain percentage of geese population.

Financially – we are very strong; major projects in place and funded. We don't anticipate anything that will be shocking to homeowners.

In the near future you will have a different board. One of the things we did put in the by-laws, is related to term-limits. We believe it is good to have a rotating board (maximum of 6 year limits): the positions that are open will be elected for a two year term. The board will have two slots in even numbered years for two year terms and three slots in odd numbered years for two year terms.

2. What is going on with Terminix?  
Steve reported that the work had been completed.
3. Where are we on the issue of getting board approval for screen doors to be placed on back doors and patios and/or balconies? Has the board revisited this issue?  
Steve reported that the board had previously approved a style of storm/screen door for back doors.
4. Another homeowner wanted to know if the board had discussed whether a second style of storm/screen door could be approved for the back door; one which held the screen or glass so older homeowners wouldn't have to deal with taking out the large glass/screen and storing it.
5. Another homeowner wanted the board to reconsider approving storm door/screens on the front doors of units.  
Steve then instructed homeowners interested in getting storm doors on the front to submit their request to install a storm door (whether same or different style than the approved style), to the board. He then explained that the board has requested homeowners to consider serving as the chair to the architectural committee. Steve suggested that the homeowners submit the collective homeowner suggestion to

the board.

6. When you said the backdoor, are townhouses' homeowners eligible to install a screen door?

Steve reported that since their back doors are between their garage and their unit they could do whatever they wanted, because it would not be visible from the outside.

7. Can town home owners install a screen on their front door?

Steve reported that the board wanted to wait until the entire property was re-painted and then explore this issue. He shared that many bought into the complex based on the way the complex looked (uniform). Those issues are open; bring solutions to the board. We have eight buildings of homeowners; those homeowners could come to consensus by holding a special meeting to discuss this issue with the board.

8. I suggest we allow people to install whole glass or split screen/glass door; but specify requirements. This gives people two options.

Steve reported that the job of suggesting specific requirements would fall under the responsibility of the architectural standards committee to research and make a suggestion to the board. He then shared that the problem the existing board has with the front door storm/screen door recommendation is that it does not maintain a consistent look across the property. Steve again asked homeowners to consider serving as a chair of the architectural standards committee if this was a hot issue for them.

Steve also reminded homeowners that the board had tried to be understanding of homeowners issues raised about light and insulation when they approved the specific storm/screen door for the back of units. The board was attempting to do what was in the best interest of all homeowners; maintaining as much of the uniform look across the property while protecting homeowners' investments.

9. How are they painting the front door if they don't have a key to open the door?

Cynthia said no one has complained. Steve said he thinks this is a coordination issue—and privacy issue. Another homeowner asked what else is being painted? Steve reported that the exterior of building and railings were also being painted.

10. A homeowner remarked that the approved back door screen/storm door looks better than just having the plain door.

Relative to our by-laws—Steve recommended that homeowners make any suggestions regarding these types of issues for the by-laws committee. We need

someone to invest time in the architectural committee. If someone is not following the association's rules and it bothers another homeowner it is their responsibility to communicate this to the board. The board will then look into the issue.

11. Front door comment for a homeowner: If a front door is used it would have to be across the entire building and would have to be the same door. Steve said he thinks the homeowner is 100% accurate. The board has tabled this issue in order for the community to mature and better understand the importance of continuity related to curb appeal and investment.

12. By-Laws: Will it be 2/3s of owners, or 2/3s of the people that vote?

Steve reported that currently two-thirds of all owners must approve the amendments. The Covenants Committee has recommended, and the Board has sent this recommendation to the attorney, that a change be made to 51% of all owners must approve amendments. If homeowners are interested, they need to participate in meetings and take advantage of voting opportunities.

13. What is the status on restrictions on parking?

Steve shared that parking behind driveways is like parking in a restricted area. Parking is only to be allowed in actual parking spaces.

14. The homeowner shared that another plan needs to occur to help remind individuals not to park illegally.

Steve reported that the board can approve painting all curbs red, but it becomes a maintenance and ongoing cost issue.

Homeowner: My problem is, when this happens, it happens mostly during the day. All spots in front of the building are open, but there are two cars parked behind my driveway. Have we talked about time restrictions? Was it ever discussed (9-5) open parking.

Steve reminded homeowners that not everyone works 9-5. This is a coordination issue; individual building communities need to meet and resolve ongoing parking issues among themselves.

Another homeowner shared that sometimes repairmen and contractors park behind an assigned space.

Steve reported that the homeowner can ask the repairmen to move their vehicle. He also reminded them that they could put signs and/or talk with offenders.

Steve asked if there was anything else?

Linda suggested that Gayle read the minutes of the last meeting. The minutes were read, a motion was made to approve, seconded, and unanimously approved.

Steve then spoke about the bush issue that had been mentioned in the previous month's minutes. He let homeowners know that everything is being taken care of.

He then gave examples of by-laws revisions that the board has over-looked, in an attempt to help develop a sense of community.

A homeowner asked, in reference to the treasurer's report, is there a problem with giving an actual financial budget summary?

Steve reported that the association will be spending \$90,000 in the near future, because of timing of infrastructure projects. John verbally gave the association's year-to-date balances.

Homeowner question: State and POW flags; are those ok? If no one complains to the board we don't care. Based on the Rules and Regulations- no; but this board has tried to be focused on only issues that have potential to hurt homeowners' investment.

Homeowner question: When the clubhouse is rented out, can homeowners also reserve the pool?

Steve responded, "No" – it is always available to the community's homeowners during regular pool hours.

The meeting was closed at 7:40 PM.

Respectfully submitted,

Gayle A. Voyles,  
TC HOA Secretary