

Thursday, April 20, 2006
TC HOA Meeting
5:30 – 6:30 at the Clubhouse

Participants: Steve, Melissa, Gayle, Chris Sanders, John Clock, Cynthia Selder, and Linda South (about a dozen homeowners also attended the monthly meeting)

HOA President McWilliams called the meeting to order at 5:30 pm. by opening the floor to questions from homeowners.

- **Homeowner Question/Unit 15B:** Does the board have any plans of fixing the grass that was damaged when sidewalks were repaired?
Board Response: We'll walk the property and make a note. The grass is just now turning green.
- **Homeowner Question: Why haven't the sprinklers been turned on?**
Board Response: The sprinklers were being tested today and will be turned on in the near future. April 15th is the usual date because of possibility of freeze/frost damage. **If you turn them on earlier – risk of higher expenses for freeze/frost damage and additional water bill for March and April months.**

Committee Reports

Covenants Committee-still writing re-writes of the By-Laws

Social Committee- Starting to work on the pool party.

Landscape Committee-Three issues since the last meeting:

- 1)Furthering of the Drainage Issues—working on these
- 2)Plantings in the front will be on May 10th or maybe a week earlier (they weren't in the budget—an oversight not to have noticed it was not on last year's budget) Time of year for planting was set for after the April 15th frost.
- 3) Replacements of dead shrubs and trees. Identifying which are really dead, or unacceptable. Some trimming of shrubs will also be done.

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Steve reminded homeowners: Send an e-mail when you notice these things—don't wait until an HOA Meeting.

Chris – Financials Report –

March targeted items –perennial cutback and others (Progress on these items?)

Nesting Swans – first low-cost option to help move the geese away from the clubhouse and nearby patios.

April – planting beds and trimming shrubs? Flowers – Mike McGrew handled this issue.

Tax issue regarding new parking plan. John Clock shared that the two bedroom units with garages are part of their appraised value of the property. Johnson County treasurer's Office says the limited and unlimited common areas are shared equally by homeowners. Our parking regulation does not cause a tax liability for any one particular group.

John Clock – Property Manager's Report –

Financial Standpoint—everything is going well; income up \$15,000 more than anticipated.

Expenses \$5,500 less than budgeted for this time period.

What kind of reserve do we currently have?

\$187,000 in Money Market and we have a \$25,000 CD (6 month) and will put some in another 6 month CD in the near future. We are currently getting over 4% on the money market account.

How often do we get a statement of TC's financial situation?

John: You get the financials at the end of the fiscal year/annual meeting and mid-summer meeting.

If you have a specific question feel free 913-648-1188 John Clock.

Dec. annual meeting and board election.

Re-written by-laws will be mailed out to homeowners to review and approve sometime in the near future. (Probably fourth quarter of this year and vote first part of next year)
How are we notified of the annual meeting? Mailed to each homeowner along with financials to review.

Time Warner – more into the community than property manager was aware of – so we are generating additional revenue than expected. Almost \$6,000 for this quarter; estimated at \$4,500.

Painting/Wood-Rot-Cynthia met with painter today to re-examine the 2/3s of the property that hasn't been repainted. We will adhere to the schedule other than any buildings that are found to have worsened. Building 16 – it is this year. John shared the buildings scheduled to be painted this summer. Sealing of the decks, too. That work will probably start in late May or early June.

Open Forum:

Todd- Geese – will we have the eggs sprayed, again? They oil the eggs so they won't hatch.

E-Mail – 1166 email regarding parking spaces. Why didn't I get a letter asking homeowners to vote on the new proposed parking regulations. Steve shared the Board has the right to interpret the By-Laws.

Could you talk about the problem that led to the parking regulation?

Board Response: Yes; as the property's units were sold; parking issues evolved; some homeowners have multiple cars, many guests, etc. The upper corner has more of a scarcity of parking space. There are 162 condos with garages and 162 condos without garages, and 6 parking spots in the middle of garages/building –which are for the one bedroom units. This plan was determined to be the most fair, from multiple plans the board has reviewed

Are there carports for sale? You can not charge someone to park in your assigned space.

Homeowner Comment – Last meeting – minutes were not posted on the website, as discussed at the last meetings.

The Board's Response: The matrix that is posted on the website is what impacts homeowners. A suggestion was made to rename the website's link to the board actions matrix.

Homeowner Comment: Cutting of the grass: Cut on Tuesday and looks bad again by weekend. Can't we be mowed on Thursday or Friday. Mike McGrew will speak to them again, and try to get grass cut on Thursday, again. We will also remind the mowers to blow grass away from patios and ponds.

Todd – Parking – Pro-Tow Do you have a contract with them? Why are we advertising that particular towing company. Not many companies will tow cars that are not the person calling's car. We went with them also because they don't require the police to be here—the board tried to better meet homeowners' needs.

Ron Falcon – Do they notify the police when they tow the car? Isn't that an issue? Steve said he'll look into this issue.

Shutters and Lights: Too many shutters off the building – Bldg. 16 and 15 – three shutters off –have been reported. Has anyone walked the property and looked at them? Building 10 – one off of it.

The lights out in front of the clubhouse are burned out.

John: Have you reported it to Cynthia? Probably due to the time between Fred and Bill. The new maintenance man is settling in.

What kind of a background check has our new maintenance man had? Tiehen Group does a background check.

Drainage Issues by Todd's Garage – Mike McGrew looked into this issue. In the progress of getting estimates and bids. Also an estimate from a guttering company for re-routing the water-flow.

What are the rules and regulations regarding storage of items on people's decks? These are reviewed on a case by case basis.

Can people use garages as storage units? That is inside; we don't have any right to direct them.

Thanks for coming. We appreciate the input, too!

Board's On-Going Work

Checklist (Board ran through the Matrix of Activity Log) –

Tennis Court Lights go off at 10PM. Bill did check to be sure it was set to go off at 10PM.

TC Directory – several have turned their contact information in already; John will follow-up on this. Is there a minimal number that we must have in order for the company to publish the Directory? JOHN WILL REPORT AFTER the 28th

ReMax Sign Issue: Cynthia had contacted him and he said he would not take the sign down. Linda thinks we waited to move on this until the By-Laws are Revised and Published. Steve asked John to have Cynthia tell us where we are on this?

(seen by others that the by-laws have no teeth) PENDING

Pro Tow: Status of monthly report of # of cars towed.
John will check on this and report back to the board.

Board Meetings - Changing the Time Issue: We recognize that making the meetings later creates a problem for John Clock, but the board does believe it would increase homeowner participation to change the Open Session to later.

The board discussed possibly meeting with John and Cynthia from 5:30 – 6:30 or 7:00 and then having the open session later. There are some benefits of each plan. We could get done here in 1 hr. to 1 ½ hours (starting at 5:30 or 6:00), and then have the Open Session at 7:00 PM. 6:00 – 7:00 Property Manager and TC HOA Board and then 7 – 8 with the homeowners. **ACTION: Have Cynthia post the change of time for future monthly meetings.**

Window Replacement: John – do you have a status on this item? Is this going forward, as planned? Have Cynthia email an update to the board.

Compactor Issue – We need to stay up on this issue/high priority. **City Violation.** Possibly, place a screen to help alleviate the view of the two units by compactor.

Motions Matrix of Board Decisions - #10 on the Activity Log – Actions of the Board in place of Minutes on Tom Scanlon’s website.

Bicycle Rack Suggestion: To save expense of cement pad; place the bike rack on the NE corner edge of the basketball court (near the fence and tennis court).

Motion made that we purchase the \$492 bike rack and have it installed at the NE corner of the basketball court, adjacent to the tennis court. Motion was seconded and unanimously approved.

Social Committee’s focus: Really nice pool and holiday party.

Clubhouse Improvement: Replace rug and broken coffee table (\$1,500 put in the budget). Does the board want to spend the money on this project? The Board should watch for the opportunity BIG SALE for the items needed.

Time Warner – Could we get a flat screen through TimeWarner? Any chance they could give us a deal on a plasma screen?
Drapes? Maybe leave them down. 2007 budget to have the entire room redecorated. 2008 we should have a sizeable amount of money to take on such projects.

Trash Compactor – LOCK the compactor on Sundays and post a sign – last thing Cynthia does before leaving Saturday. The board decided to try this plan. Steve will write a letter to homeowners. President’s letter going to everyone.
ACTION PLAN: Steve

Cynthia has some information and bids for fences (no chain-link) something that matches (wooden fence). 35 condos that can see the compactor.

Spring Plants Issue: John will be sure to add the early spring plants for next year’s budget.

Prune shrubs; insect control for trees and shrubs –Add to budget and Signature’s action plan. Have an arborist come in to evaluate the condition of our trees and how we can best protect our investment. **John will ask Signature to assess our tree issues. Post the landscape schedule on the enclosed bulletin board.**

Silt Issue: Owners of the property causing problems have been contacted and Cynthia has followed up.

Garage Sale: Steve will visit with Tom Scanlon on this issue and possibly Tom will handle the event. Ask for Tom's ideas for this event: people with garages can have their own on the designated day 8:00 - 4:00 Parking Permit required by the City. Logistics. When? How? **ACTION ITEM for Tom Scanlon.**

New Sign for Pool Rules: John didn't realize we wanted a new Pool Rule Sign
Send pool rules out in the President's Letter.

Front Storm Doors Issue: Retractable Screen for Front Storm Door.

We need an Architectural Committee!!!

Cynthia needs to update the board on the status of Items 38 – 41 on the Activity Log.

New Business:

Pool Opening: May 12th – Test has been ordered and Bill Gates will need to pass the test for pool certification that is required.

Inventory of Pool Furniture: John will have Bill and Cynthia check to see if we have any pool furniture that needs to be replaced. Cynthia should also send us the pool supply inventory and clubhouse supply inventory. **ACTION ITEM for Cynthia.**

Termites Issue:

The property was walked through and 50% of the property was examined, with only the one building had visible damage. \$47,000 to do whole property. Tiehen Group is getting additional bids. Steve suggests that we handle this over multiple years as we have budgeted the painting project.

Discussion was held comparing the costs and benefits of Steve's proposed solution and Linda's proposed plan –special assessment issue.

Tiehen has some condo and townhomes that have used **Mason's** for many years at other properties. Termidor (three companies have suggested this treatment). Mason suggested we do building 20 immediately. They don't charge tax; other companies do.

Termites going to other buildings scenario doesn't hold true IF Termidor is used—it is not a repellent, but actually kills the termites.

One Building \$1,980 by Mason; renewal rate(\$89—annual re-checks) lower than others. John suggests that the board go with Mason. **This is an HOA Expense.**

Steve put a motion on the table to have Building 20 immediately treated by Mason's. It was seconded, voted on and approved.

Linda suggested that we hold a meeting to educate the homeowners about the issue: We have termites on our property. Here are the options available: Get a vote from

the homeowner. If interested in getting a special assessment. Homeowners have the right to know about the potential termite issue.

Immediate notice out regarding the one building known of having termites and an upcoming meeting. John Clock will write the letter to homeowners regarding the termite.

\$47,000/356 -- weighted Approximately \$132/unit.

Areas needing concrete repairs – one member from the Board should go with John and Cynthia to support their decision. Chris and Steve will do the walk through.

Review and approval of the March 16, 2006 HOA Board Minutes. A motion was made to approve the March Minutes and passed unanimously.

All in one mailing – President's Letter and Termite Mailing – Steve and John will Work on this.

8 PM Dismissal