

TC HOA July Board Meeting

July 21, 2011 6:15-7:50 PM

Minutes, by Leslie Champion

Signature Staff: Leslie Champion Property Manager, Samantha Gwin

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

Homeowners: Ken Patrick, Jean Sheffer

Called to order by Board President Don Lickteig at 6:15

Topics Discussed:

June minutes have been approved by email June 22nd.

Financials Sam

Sam discussed June's financial report.

Operating account	\$ 44,755.40
Reserve account	\$ 64,687.68
Money Market account	\$ 70,956.31
CD Accounts	\$297,569.13
Surplus of	\$41,805 YTD

The CD's are maturing in July, Sam will check with Tonya and get the information to Don on what rates she has found. Don had questions on some of the bills and their coding. Sam advised she would get the specific information back to Don for review. Don doesn't feel TCC should pay for uniform shirts for Bill that say Signature Property Mgt. Sam will discuss with her supervisor and get a credit back to TCC. Don asked about the amount of \$1,333 YTD coded to write off as uncollectable. Sam advised this is the amount that was in error from the previous management company. Leslie was asked if she inspected work that was invoiced before paying the bill, Leslie advised that she does.

Gerald asked about the new pool access system lock. Leslie advised that it will be installed on Monday July 25th and a letter/email will go out Friday July 22nd advising residents of the new system. One fob will be given to each unit, if additional fobs are requested there will be a \$10 fee per fob. The first 356 will be assigned to unit owners and will be available to be picked up in clubhouse. Leslie will be staying late and she will also be at the property on Saturday July 30th to hand out fobs. Signs will be placed advising of the change.

Sam spoke about Signature's relationship with TCC so far. She feels communication is very good, Don has been great about communicating with her.

Sam advised that she hasn't had any complaints. She didn't have any suggestions, everything so far she feels is running smoothly.

Norton and Schmidt has received all the information from Arrow on the building 18 project. Norton and Schmidt will be sending the final contract for board approval on Friday July 22nd. The Board will then have a meeting to discuss the final proposal and the next steps on getting the project approved. The board discussed the importance of having attorney Howard Barewin attend the meeting for the homeowners of building 18. He will be available to answer any and all questions from the board members and home owners of building 18. Don will get with Howard as to dates that he would be available to meet.

Managers report Leslie

Delinquency report:

As of July 21st the total delinquency is \$29,904.00. This amount includes the following:

Current court actions in the amount of \$23,510.26

Current small balances and carport/balcony charges in the amount of \$6,393.74

Liens were filed accordingly.

Regarding the Colorado service that could not be served Leslie is to make sure TCC is not charged for the service until the service is completed. Don asked about the owner of 29L and their suit regarding the slip and fall from last year. Sam will check with Farmers to get the status update. Two people have refused to pay their carport and balcony charges. Don gave approval to write off the 11J deceased balance.

ASC violations

Bill has helped on approximately 25 units. Leslie is giving everyone through the end of July to comply and will inspect the units the first week in August. Leslie advised that it should take her about 3 days. Don advised that Leslie should be checking ASC violations daily.

Concrete repairs

The repairs are in the process and started on Tuesday July 19th with buildings 15, 16, 17, 18 and have moved to 9-12. There have been numerous complaints on where to park while the work is being done. Don cut approximately \$10K off the original contract price.

Sprinkler closets

Buildings 1-17 have been patched, the remaining will be patched by July 30th. The painting and cleaning up of debris will be completed by Sept 30th. At that time all new door knobs (with 1 master key) and 2 new doors will be replaced. Thermometers will be installed on the outside of each door. Leslie to verify with Bill about the thermometers.

John asked about the leases for the rental units, he met a new resident who said they were only going to be here a short while. All leases are to be 12 months. Several new owners have stated they will be leasing their units instead of selling them. Leslie only knows if a unit is leased if someone tells her about it or if she gets advised that there is a new name for the postal boxes in mailroom. Jean Sheffer spoke saying property values have gone down and she and others won't sell their units and lose money. She would encourage the board to help home owners find good tenants.

Don advised that the gutter repair that was called in by Gayle in January has still not been repaired. Leslie is to get this fixed immediately.

Gerald/Gayle

Their committee met with Linda South. Gayle advised that there is conflicting wording. It seems strange the attorney is advising different ideas than he did before. Conflicts between the documents is drastic. Don asked if changes are made to one document can the others be made to follow it. The Decs are the prevailing document, but the committee needs to fully understand what the Decs say before they can start making changes. Gerald and Gayle are waiting to hear back from Howard.

Don

Don has been in discussions with the attorney Howard about the increasing amount of rentals on the property. TCC is getting close to 21% with 72 rentals. The goal of the board is to mitigate risk and increase property values. Keeping maintenance up on all areas of the property is a priority for the board.

The new irrigation system has cut labor by 98%. It should have cut down on water charges as well. But the bill on zone 5 has gone up drastically, Leslie is working with Water One to correct the high bill if it can be corrected.

Leawood Green Team: Don went to a meeting that was advertised for home owners of Leawood to attend. He learned that it costs 1 million to build a new landfill. Don and Gayle both advised that when recycling was done here in the past it was a disaster so it was discontinued. Leawood will start enforcing recycling in 2012. TCC is not set up for residents to have recycle bins and the streets can not take the abuse from the trucks. Don is looking into Deffenbaugh for solutions. Don asked that Bill install the new compactor signs ASAP.

Discussion of whether to have an annual owners meeting instead of quarterly was briefly discussed. At this time there will not be any changes.

Adjourned 7:50pm

