

**Tomahawk Creek Condominium Board Meeting Minutes for November 14, 2012**

**APPROVED PER EMAIL VOTE OF BOARD**

**Board:** Michelle Buchanan, Jason Purinton, John McKelvey and Rochelle Mitz

**Signature Property Management:** Nancy Desmond, Joy Peters

Meeting was called to order at 6:30 pm.

First order of business was approval of minutes for October 17, 2012. Jason Purinton called for approval and John McKelvey second the motion. The minutes were approved unanimously.

**Managers Report**

Nancy Desmond reviewed the pending issues on the weekly condominium report dated November 9, 2012. Nancy Desmond reported that she had received an email from Mike McVey stating that it is allowed to email the annual meeting packet due to the Kansas statue. Nancy Desmond reported that David Dempsey roving maintenance for Signature Property Management would be handling the trash removal on November 23,2012 due to Bill taking vacation. Nancy Desmond reported the office hours for the upcoming holidays.

**Financials**

John McKelvey reviewed the October 2012 financial report. John McKelvey reported that in last months meeting it was decided that Nancy Desmond would send reminders out the first of the year of when the special assessment is due. John McKelvey reported on the overages as they are expected at this time of year. John McKelvey reported on how much of the special assessment had been paid, how many owners had paid the balance, how many was making monthly payments and how many have paid nothing. John McKelvey reported the dollar amount dues would be going up as a whole and as an individual unit. John McKelvey stated that there would be a letter going out closer to July 2013 letting all homeowners know how much each unit's dues would increase. Rochelle Mitz questioned an invoice for \$82.00 for Bill Gates work shirts, Joy Peters stated she would look into it and get back to the board.

**Architecture Committee**

Rochelle Mitz reported that the ARC committee is still working on determining the replacement option for the patio light replacements. Rochelle Mitz also reported that there had been several window replacements going on.

**Landscape Committee**

Michelle Buchanan reported we had just that day received two proposals to put in French drains at 16F / 15A. Due to water damage. Michelle Buchanan made the motion and Jason Purinton second the motion for the repairs to be completed they passed unanimously.

**Social Committee**

Rochelle Mitz reported there would be a Winter Party on Dec 1, 2012 and that Nancy Desmond had emailed / posted the invitation and that an RSVP was suggested. Rochelle Mitz also reported the Pet Parade went well in October.

**Covenants Committee**

Daphne Ritz reported on the following for the covenants committee.

Section 1. Annual Meetings. The regular annual meeting of the members shall be held not less than forty-five (45) nor more than one hundred twenty (120) days before the end of the Association's fiscal year on a day and at an hour set by the Board. Meetings shall be on the Property or at some other suitable place designated by the Board

Section 8. Proxy. Any member entitled to vote might do so by written proxy duly executed by the member setting forth the meeting at which the proxy is valid. To be valid, a proxy must be filed with the Secretary prior to the opening of the meeting for which it is to be used. Proxies must be dated and may be revoked only by written notice filed with the Secretary prior to the opening of the meeting for which it is to be used. Presence in person by the giver of a proxy at the meeting for which a proxy is given shall automatically invalidate the proxy.

The newly elected Board shall meet within fifteen (15) days after each annual meeting of members to elect officers for the following year.

### **Old Business**

Michelle Buchanan reported that at last month's meeting all Bordner proposals had been approved except 18C / 30K. Nancy Desmond reported what Steve Sanders reported of why they both needed repair work and Michelle Buchanan reported the amount of the proposals. Michelle Buchanan called for approval and John McKelvey second the motion, vote was approved unanimously. Nancy Desmond stated all leaks had been looked at except two and that Steve Sanders and Nancy Desmond had both tried to get a hold of the owners and neither had any luck. Rochelle Mitz asked what could be done and Daphne Ritz stated she suggest a letter needed to be sent quoting the maintenance responsibility paragraph in the Declarations and Bylaws.

### **New Business**

Michelle Buchanan reported that Mike McVey had been asked if they could have a separate fine structure for owner occupied units and a separate fine structure for non-owner occupied units. Mike McVey's answer was no.

Michelle Buchanan reported on the Defective Siding Material and the class action lawsuit. John McKelvey suggested that they hand it over to the new board in January.

Michelle Buchanan stated that she had a phone call from Polsinelli Shughart asking if any one from The Board was interested in attending the meeting to get more information about the re-zoning at Camelot Court Shopping Center. 03 Ken Patrick stated he would be at the meeting.

### **Board Member Discussion**

No extra board discussion.

### **Open Forum**

28 Ashley asked about the special assessment, the roofs and the annual meeting and how you would get a vote to over turn the approved 2013 budget. Daphne Ritz answered her.

Adjourn: 7:30