

**Tomahawk Creek HOA Board Meeting  
August 17, 2006**

**6:00 PM TC Clubhouse**

**Participants:** John Clock, Linda South, Steve McWilliams, Gayle Voyles, Cynthia Selder, Chris Sanders, and Melissa Schulte.

Steve McWilliams called the meeting to order.

**Discussion Topics:**

**The July 20<sup>th</sup> meeting's minutes** were posted on the enclosed bulletin board a week after that meeting. Tonight homeowners will be asked to approve those minutes, and then they will be posted on the website by Cynthia.

**Wheel-Dips:** The original bid was for replacing the asphalt from the garage doors to the street, then the company came back with a low bid (for milling the asphalt from garage door to the back of the wheel dip). The management company decided to make the decision on a case by case situation, of whether to do from garage door to the street, or whether from garage door to back of wheel dip, plus sealcoat the entire driveway.

**Handling the Minutes:** Gayle will read the July 20<sup>th</sup> minutes and then ask if there are any additions, corrections, or a motion to approve, as they've been read.

**Homeowners' request to take bids from competitive cable companies**

The board's findings were that on May, 2008 the Time Warner Contract expires and Everest isn't set up for this region, at this time.

The Rosenbergs have shown an interest in the community; Linda suggested appointing one of the Rosenbergs to serve on the architectural Standing Committee and possibly the other could be appointed as a board member.

**Painting Update**

Address Signage Issue: Painting Bldg. Numbers

Next year's budget: A motion was made for the management company to get a bid to find out what two additional signs per building would cost. If approved, the board would build the additional expense into next year's budget. The motion was seconded and unanimously approved.

**Official Tomahawk Creek Website:** Another motion was made to have the board research having an official TC website and the expenses related to developing and maintaining it. The motion was seconded and unanimously approved.

**John Clock's Report:**

Wheel Dips Project will begin in the near future as part of the major roadwork project.

**Financial Status:** Total expenses, year to date, were \$122,761 which is less than anticipated and Net Income year-to-date was \$145,477, more than anticipated.

**Investing Cash Reserves Discussion:** Placing the average cash reserves into a rolling 6 month CD and 50 percent of cash reserves in a higher interest bearing account. Keep one at \$25,000, and another at \$50,000 in order to continue growing our reserves. CD Ladder Approach: A motion was made to explore investment of ongoing cash reserves strategies. Possibly, September 6 and October 6<sup>th</sup>, place \$50,000 in a CD now that will come available in 6 months. Chris will research and inform board members, via e-mail. .

**Pond Update:** Currently we have arrowheads by the spillway; pond has wad floats which are like a water lily, and primrose. The first two are ok, but creepy water primrose is taking over. It will be treated chemically; if that doesn't take care of it they'll have to harvest (remove) algae. Additional funds have been set aside for this additional expense.

**Landscape:** Not mowing around the edges of the ponds. Prairie grass is being looked into, similar to Sprints.

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**Steve McWilliams opened the meeting promptly at 7 PM.**

There were approximately twenty homeowners in attendance.

The July 20, 2006 board minutes were read by the secretary. A motion was made to approve, as read; the motion was seconded, and approved.

### **Committee Reports**

**Social** – The board increased the social committee budget; the coffee machine that was previously in the clubhouse was removed and the remaining budget line converted over to the social committee.

**Covenants** – First review of the revised by-laws and declarations has been completed and the committee has reviewed them with the board members. Next, the committee cleans up the documents and sends them to our attorney to be reviewed. They will be sent out to homeowners as soon as the attorney completes his review and any necessary changes have been made. Homeowners will have 30 days to review and then have an opportunity to participate in a meeting where the attorney is available to answer questions. Homeowners will also be able to e-mail their questions to Cynthia prior to the scheduled meeting.

**Landscaping** – Steve McWilliams reported that Mike McGrew had not mentioned anything new to report, at this time. However, homeowners may notice that Signature Lawn has been told not to mow a three foot area from the edge of the pond in order to discourage the geese from nesting along the pond.

**Nominating Committee:** Ron Falcon, Star Thurman, and Ed Reitz have agreed to serve on this committee.

### **Cynthia Selder Reported on Current Bids:**

- Flag and flag pole bids: Two different bids (size of base of the pole being the major difference between the two. **Cynthia – I didn't get the amounts of the bids. Please insert that information, as appropriate.** We will have to remember when considering whether to move forward with this initiative that the law requires flags that are up day and night to be replaced each 90 days.
- Double-Sided Signs, at each entrance, to announce board meetings. **Were amounts given?**
- Window-Tinting for upper windows in the clubhouse. **I guess I was unable to hear the amounts.**
- Adding rock around the pool and removing mulch (\$8,000 – first bid and the cheapest of the three bids).

**Treasurers Report:** Income is up and expenses are down. Fifty-eight percent of the budget has been completed, and everything has been within budget, so far this year. Year to date- we're under-budget. We are good to go. Does anyone have any questions?

Homeowner: John said earlier that we had overspent on attorney bills Year to date we are at 75% overall.

John Clock added clarification by stating that due to the need for revisions of by-laws and declaration, we will be over-budget on this line item.

Homeowner: We may need to increase the budget for legal fees, for next year.

Steve said the board would take that under advisement.

Steve explained the "cd ladder" process of rolling CDs, T-Bills every six months to help raise revenue

Homeowner: When is the budget prepared, and who does it?

October, and presented in November; homeowners will have ample opportunities to make suggestions.

Steve McWilliams: We've taken our road projects: seal coating, cracks, and wheel dips and rolled them into one major infrastructure project. It will begin relatively quickly.

Painting – On going – currently working on 3 buildings.

Terminex Work – If anyone is dissatisfied please let Cynthia know the nature of your complaint.

Homeowner: Are the painters the same as last year's painters?

Cynthia Selder: It is the same company, but they do have a new name.

Homeowner: Can anything be done about what is going on at the pool? Issue: one girl without a top at 6:45 pm on a Friday.

Response: Steve was called Sunday afternoon, bad language, smoking, and disturbing the peace/loudness. He asked the unruly group to stop smoking; as he walked away they began smoking again. Steve then called the police. Police came; took three police to get them to leave.

To answer the question: Homeowners should report their concerns to Cynthia; if the concern occurs during times that she is not on the property, a homeowner should phone Steve or Tom, or to the Police. When concerns/issues are reported we do something about them.

Steve – Each of us has a responsibility to report any inappropriate behavior/issues that take place on our property.

Cynthia – Make sure the pool gate is closed and don't let people enter without punching in the code.

Homeowner: If they are rowdy, drinking, etc. We are liable if we allow bad behavior to continue.

Cynthia – Please help by confronting these people. Try to find out who they are? Find a way to politely ask where they live, so you help the office identify the person, or people.

Homeowner – Stated that he thought reporting incidents, at the time, to Steve or Tom is a first good step.

Homeowner – Parties that are held at the clubhouse around 4 PM, take all the parking spots near the mailroom, making it hard for homeowners to get mail.

Steve – We do make money on these activities, but I'm not sure there is a whole lot we can do about it.

Back to the Pool Issue: We've looked at pool passes to identify homeowners from guests, etc. Keep in mind, if someone is here with kids and we don't do anything about it, it isn't long until people don't feel safe coming to the pool.

Maybe next year we want to have safety pin identification passes. This is the first time Steve was made aware of the police being called. Call Leewood police; not 911 – it isn't an emergency. You need to hang around and point out the problem.

One homeowner with 5 or 6 guests was against the By-Laws. Don't put yourself in danger; ask them to stop nicely, but if they don't cooperate, go ahead and call the police.

Homeowner: Safety pin/or elastic wristband – more convenient.

Steve McWilliams' Response: The board has also talked about having digital photo ids.

Additional Questions/Comments?

How many rental properties are there?

Cynthia: 40 units are rentals. They have to follow the same rules and privileges as homeowners.

Homeowner: Could we get with Signature lawn; the bushes are terrible. Grass is ok, but the bushes are not trimmed properly.

Board President: Best thing is to contact Cynthia and Cynthia contacts Signature.

Maybe next year we can budget to have them trimmed more often.

Steve McWilliams reminded homeowners that there are limitations on what they can do with landscaping. Potted plants by foundations and doorways are ok, but planting in the ground is not allowed.

Homeowner Comment: Re-planting: High maintenance versus low maintenance analysis should be used when making decisions of new plantings.

Homeowner: Car ports with cement barriers; grass catchings gather in the areas—We need to tell Signature to do a better job blowing the grass.

Homeowner: Is there an English-speaking landscaping worker on our grounds?

Steve McWilliams stated that homeowners have been asked to report their concerns directly to Cynthia; she then deals with Signature.

Homeowner: When will the pool close?

Cynthia stated that it would probably be open until mid-September.

Question about the termites? Are the floors of the decks termite protected?  
If we have them on the decks, there is a bigger issue for them to get up there.

Homeowner: What can be allowed on decks?

Steve McWilliams stated that porch furniture, bicycles, etc. were ok. If in doubt, homeowners should send their complaints or questions to Cynthia.

Cynthia – I want you to know that I go out on the property twice a day, but please keep informing me of problems. Yes, bikes and plants can be hung on decks.

Board President thank homeowners for their participation and reminded them of the upcoming pool party -- August 19, 2006 (4 – 6 PM).

The meeting was closed at 7:40 pm.

Respectfully submitted,  
Gayle A. Voyles,  
Tomahawk Creek HOA Secretary