

Tomahawk Creek Condominiums Homeowners Association
Minutes of the Meeting at Tomahawk Creek Clubhouse
June 28, 2016

Board Members Present: Stephen Leake (President), Dorothy Tate (Treasurer) and Thomas Carroll (Secretary). New Member: Tina Haskins (At Large)

To contact: <http://www.tomahawk-creek-hoa.com/contact.php>

Centennial Management Present: April Hopkins (Portfolio Manager)

Homeowner Forum / 6:30-6:33pm

Board Meeting Call to Order, President's Report / 6:33-7:20

Motion: Approve the board meeting minutes for May 24 2016 meeting,
Proposed by Thomas Carroll, approved by all.

Motion: Appoint Tina Haskins to the TCC HOA board, member at large, term ending 2016.
Proposed by Thomas Carroll, approved by all.

We welcome the new on site property manager Kimberly Haxton.

Motion: Approve irrigation repair bill, \$9600. (Initially an email vote)
Proposed by Thomas Carroll, approved by all.

Dues payment options were discussed, as we are moving the checking account to CCB, to comply with the terms of our loans. The options are, pay by check, pay by ACH or pay on the paylease website. The bank is now charging the HOA a fee to accept ACH payments (Approx \$84 a month). The board requested more info on how many people use ACH payment.

Note: After the meeting it was determined that 154 homeowners are paying by ACH.

Motion: Approve the new ARC guidelines and application on the HOA website.
Proposed by Tina Haskins, approved by all.

Duct cleaning was discussed. Stephen Leake and April Hopkins have confirmed that there are no units with shared AC ducting.

Motion: AC ducts are limited common area, the current board is assigning the responsibility for payment for the cleaning of the ducts to the unit owner.
Proposed by Thomas Carroll, approved by all.

Financials / 7:20-7:48

April Hopkins presented a summary of the current financials. Details can be found on the website here:

http://www.tomahawk-creek-hoa.com/editor_upload/File/Budget/Financials/2016/Monthly%20Financials%202016-06.pdf

The current plan for dealing with Emerald Ash Borer on our ash trees is to remove the trees once they start to look dead, as the treatments will not prevent the spread of the issue in the long term.

Motion: Approve the foundation repair bid for building 8 by Olshan, for \$22,200.

Proposed by Thomas Carroll, accepted by all.

Committee Reports / 7:48-8:01

ARC: Lot's of windows are going in. Note: in case of door replacement, the homeowner must keep the letter on the front of the door.

Social Committee: The safety meeting is moved to july 20th.

Nominating Committee: Paula is revising the election process to handle absentee ballots.

Website: Tyler Adams. The website now has a site search feature. We currently have ninety seven members on the website.

<http://www.tomahawk-creek-hoa.com/>

Meeting Adjourned at 8:01pm