

# BOARD MEETING

6/15/2021 at Tomahawk Ridge Community Center

## Opening:

- Charles called the meeting to order at 6:40pm

## Present Board Members: Absent Board Members: Homeowners

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| <ul style="list-style-type: none"><li>• Dale Williams</li><li>• Jill Loxterman</li><li>• Charles Metzker</li><li>• Andrew Mullen</li><li>• Kelley Stevens (via Zoom)</li><li>• Josh Stevens</li><li>• Corey Grace</li></ul> | <ul style="list-style-type: none"><li>• Kelly Timson</li></ul> | <ul style="list-style-type: none"><li>• Greg &amp; Linda Breck</li><li>• Barb Williams</li><li>• Sandeep Thomas &amp; Sonia D'Souza</li><li>• Cindy &amp; John Rocaforte</li><li>• Doc &amp; Linda Smotherman</li></ul> |
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## Approval of Minutes:

- Comment re: WM bin update from previous meeting: homeowner Mark Dean says WM says there's only large bins available right for recycling. There are no more small ones available.
- Follow-up comment from homeowner regarding recycling pick-up consistency.
- Josh moves to accept minutes as read. Andrew seconds. Motion passes.

## Treasurer's Report – Corey Grace:

- Not available

## Lawn and Landscaping – Kelly Timson & Dale Williams:

- Goodwin is doing mowing. They're doing a pretty good job. We'll have to ask them to not mow as often if it keeps hot.
- Dale plans to get new bids for 2022.
- We've lost 6 junipers along 119<sup>th</sup>. Two are not looking great at this time. We'll keep an eye on them and go from there.
- Two Hawthorns at 119<sup>th</sup> & Antioch that will need to be cut-down. It's been cheap before.
- Light at 119<sup>th</sup> street – new lightbulb didn't make it come back on. He will call Tieg Electric to come out and check it out.
- Question from homeowner Mark Dean: how many times has the ballast been replaced? We've only lost only one other due to someone running into it.
- 2<sup>nd</sup> island coming in off Antioch – nandina died off after frost. We'll cut the tops off and clean them up.
- Did a walk around with Corey Grace and Kelly Timson. Kelly is looking at getting bids for the Hadley culdesac island.

## Communications – Jill Loxterman:

- Directory binders will delivered to HAKC in two weeks

## Civic Liaison – Josh & Kelley Stevens:

- Comment from homeowner Mark Dean – there are more potholes popping up.

## Unfinished Business:

- Dale will call Teague Electric since the lightbulb replacement didn't work on the 119<sup>th</sup> monument light
- Charles is working with HAKC about Everett Knapp's estate and the delinquency. You can call the realtor with concerns about the yard waste. Estate is still tied up in legal matters.

## New Business:

1. Josh Stevens makes motion to restrict the Association Board voting rights of Dale Williams for 60 days. Jill Loxterman seconds.
  - A. Discussion. Dale and Josh resolve with a handshake.
  - B. Charles moves to vote: 0 in favor, all present Board members and homeowners in attendance vote against.
2. Josh Stevens makes motion to approve the Roofing application of Mr. and Mrs. Moore.
  - A. Discussion
  - B. Charles calls to a vote: Josh, and Jill vote yes, Charles, Corey, Dale, and 8 Homeowners vote no. Andrew abstains.
3. Josh Stevens makes motion to require a Board member to obtain co-signature by either the President or Vice-President for emergency actions performed on behalf of the Board, including homeowner mailings and similar notifications, that have not previously been approved by the full Board during regular or special session.
  - A. Discussion
  - B. All present Board members vote yes
4. Jill Loxterman makes a motion to relabel \$35,000 of \$50,000 as available for future capital improvements.
  - A. Discussion
    - I. Dale Williams amends that this money cannot be spent without approval from the association
    - II. Andrew Mullen moves to accept Dale's amendment
  - B. Vote on amendment: all present Board members vote yes
  - C. Vote on motion: all present Board members vote yes
5. Josh Stevens makes a motion to require Board members obtain at least two bids for any proposed HOA contracts exceeding \$200/year and at least three bids on contracts exceeding \$1000/year. This would include garbage pickup contracts, lawn care contracts, attorney retainers and the like.
  - A. Discussion
  - B. Josh Stevens amends motion to use monetary range of one year of homeowner dues to three-year total of homeowner dues.

- C. Corey Grace proposed to amend as suggested by Josh
- D. Amendment vote: all present Board members vote yes
- E. Motion vote: all present Board members vote yes

### **Closing:**

- Jill moves to close the meeting. Kelley seconds. Meeting adjourns.

**Next Board Meeting: July 13, 2021 at 7pm to continue unfinished agenda items**

Minutes submitted by Jill Loxterman, Secretary