

Management Company

"Why does Quivira Falls have a management company?"

At the end of July 2008, three weeks after a new Board of Directors took over, the Board voted to hire a management company to manage Quivira Falls. It was acknowledged that even though the new Board wanted to change direction and no longer be self-managed, it lacked the financial skills, competitive sourcing knowledge, homes association management experience and personnel management, experience, and skills that a professional homes association management company could provide.

In early August of 2008 the Board of directors performed a search and narrowed it down to two companies who had the ability to manage a 513-unit community, resources to manage the financial requirements of a million- dollar-a-year enterprise, and the interest in managing Quivira Falls, warts and all. The Tiehen Group and the Centennial Management Company both had impeccable references from all that we contacted.

The Tiehen Group was chosen and began with the preliminary restructuring of employees and financials on August 15, 2008. On September 1, 2008 they began the full management of Quivira Falls. Beginning in January 2014 the Board chose the Centennial Management Company to manage Quivira Falls. Centennial Management Company continues to manage Quivira Falls.

"What does the management company provide that a self-governing Board of Directors could not provide?"

- * Experience and management expertise,
 - * Experienced employees and employee supervision,
 - * Knowledge of, and experience with, service providers,
 - * An organization that is large enough and has the clout to obtain the best bids and quotes,
 - * Timely payment of invoices and bills,
 - * Accurate accounting and documentation with monthly and annual statements and records,
 - * Payroll tax, corporate tax, real estate tax, and insurance knowledge and servicing,
 - * Budget maintenance,
- and very importantly*
- * A continuity of management not possible with self-management by an elected and fluid Board of Directors.

see also "***Services Provided by the Management Company***"