

**Twin Creeks Homeowner's Association Board Meeting**  
**10/11/06**

The meeting was called to order at 7:08pm. Present were Jim Asbury, Shelley Bradshaw, Don Sands, Paula Wilburn and Gene Wilburn. Cory Holden joined the meeting at 7:25.

Paula will be joining the board to replace Steve Smith who is moving out of the neighborhood. Jim explained the duties of the board, and gave Paula copies of the covenants and the bylaws. He explained each board members' responsibilities and gave her some background of duties and issues the board has faced and will likely face in the next few months. Paula will be taking over as VP/Secretary and Don will be Treasurer.

Covenant Violations: Only violations reported for this period were by HOA Management during their monthly inspection. They noted several roof vents were in need of paint. The board determined that most of these had been painted and that we would address this issue in the next newsletter if necessary.

The board discussed the next step we should take regarding the formal complaint made against 9044 E 117<sup>th</sup> St regarding mowing too far back on the greenbelt. Jim had approached the homeowner with the board's concerns and the homeowner indicated that he would remove his tiki torches, but did not intend to comply with the request to quit mowing further than the approved distance onto the greenbelt. It was determined that the homeowner will be sent a letter formally requesting that he quit mowing on HOA property. Failure to do so will result in fines being assessed by the Homeowners Board..

#### Homeowner Requests for Approval

The following requests were approved by the board:

- 9504 E 117<sup>th</sup> St (Oxley) installing bushes, fencing around a/c units, extending back patio
- 9517 E 117<sup>th</sup> St (Williams) POD is still in driveway, however repairs should be finished soon and POD will be removed
- 9431 E 117<sup>th</sup> St (Asbury) installed a new bed around tree in front yard

#### Landscape Items

- Tree Removal: Cory is meeting a contractor on Friday to get another estimate on removal of dead trees on the greenbelt.
- The NO TRESSPASSING signs have been replaced
- Cory has quotes ready for the greenbelt fencing and will submit to HOA Mgt
- Greenbelt tree planting is complete. Five Urbanite Ash trees were planted along the east bank of the ditch where the trees were cleared earlier this year
- Mingo Fence Reconditioning. Since Steve is no longer on the board, Jim will follow up with scheduling this work

There was no Treasurer's Report this month.

### Swimming Pool

- The pool has been winterized and covered. Scott White of Aqua Pool Renovations drilled the holes for the pool cover part that goes over the steps.
- Cory as found some motion sensor alarms for consideration for next year to keep trespassers out of the pool when it is closed.

### Social/Communications Committee

- The block party was well attended and successful
- Shelley hopes to send out the next newsletter in mid-Nov. Discussed various topics that should be included and requested board members get any items that they would like to see in the newsletter to her ASAP

The neighborhood watch (We Call Police) sign near the pool is missing. Don will replace this.

The next meeting will be Wednesday, November 8<sup>th</sup> at 7:00pm at Jim's house.

The meeting was adjourned at 8:10pm.

