

**TWIN CREEKS HOMEOWNER'S ASSOCIATION BOARD MEETING
11/08/06**

The meeting was called to order at 7:20 p.m. Present were Jim Asbury, Shelley Bradshaw, Don Sands and Paula Wilburn. Minutes from the last meeting were approved.

Covenant Violations: No new violations were reported. Issue of homeowner mowing beyond his property line where sod has been laid was discussed. The issue of liability was discussed but no action will be taken before Spring.

Landscape Items:

Cory Holden obtaining additional bids on dead tree removal in greenbelt area. Also getting bids on the Mingo fence reconditioning and color options for the clear coating.

Discussed future fencing around drainage pipe in greenbelt area as it may present a safety issue.

There was no Treasurer's Report at this meeting.

Swimming Pool:

Discussed contract with Aquatic Management for the upcoming season. Jim moved that if the price remains the same we go with them for this season. If a price increase of 10% or more is presented, we will re-bid the pool maintenance contract. Shelley seconded the motion and it was approved by the Board.

Don also suggested that we require that insurance certificates from the management company be received before we open the pool.

There was also discussion on the possibility of adding decking /pergola at the end of the pool to expand area available for chairs.

Social/Communications Committee:

Halloween Parade turnout was good this year.

Upcoming Events:

Santa in the Park - Dec. 2, 2006

Christmas Lights Contest - Judging Dec. 15, 2006

Newsletter coming out in Feb. 2007

Don noted the neighborhood watch signs were stolen again.

A short discussion re the Epperly case was noted.

We also discussed one trash service in neighborhood but this would require a change to the Covenants to be enforceable.

The next meeting will be Wednesday, December 13, 2006 at Shelley's house.

The meeting adjourned at 8:10 p.m.