

TWIN CREEKS HOMEOWNER'S ASSOCIATION BOARD MEETING

12/13/06

The meeting was called to order at 6:05 p.m. Present were Jim Asbury, Shelley Bradshaw, Don Sands, Paula Wilburn and Cory Holden.

The minutes from the previous meeting were approved.

Covenant Violations: Discussed the violation of the trailer parked in the driveway of the Konshak's. The motion was made for Jim to send a letter giving notice that the trailer should be moved by the 20th of December or a fine of \$2.00/day would be imposed. Said motion passed.

Regarding Lot 21, Blk 5, Mark & Maggie McKenney are adding on a family room at the back of their house. The addition will match existing materials. It is projected to be completed in 2-3 months. Jim moved that we approve this addition pending receipt of detailed plans with dimensions and a copy of the Building Permit. Motion was so approved.

Fence: Looking for bids on the fence. Have consulted with Sherwin Williams and Kerlly Moore regarding whether sealer should be brushed, rolled or sprayed.

Discussion was held on the Christmas lights for the Mingo entrance. Cory Holden to do the lights for \$800.00. The amount will be less the next year as the lights will be used again. Shelley moved we accept Cory's bid on lights and motion passed.

Homeowner's dues letters to go out the first of January 2007.

Discussed that we are behind on notices of sales of houses and also behind on paying bills. Noted that 4-5 are behind on Homeowner's dues.

Social: The Santa in the park was cancelled due to weather conditions. The Christmas Lights judging will be on Saturday, Dec. 15.

The Social budget for 2006 was \$3000.00 and Shelley reported we will coming in at about \$2500.00.

Treasurer's Report: \$30,000.00 cash on hand in bank. We are below projected income, expenses over \$4800.00. Over around \$6,000.00 for insurance, legal and taxes.

Landscaping: Noted that pool light was out.

Next meeting will be at Jim's house on Wednesday, January 17, 2007 at 7:00 p. m. At this meeting we will discuss the 2007 Budget and compare with previous year.

Committees and new Board to be formed at Annual Homeowner's Meeting.

Maintenance

Pool

Social

Welcome

Block Captains/Neighborhood Watch

Meeting adjourned at 7:00 p.m.