

Twin Creeks I and II Homeowners' Association
Board of Directors Meeting
April 17, 2006

Members present: Jim Asbury, Shelley Bradshaw, Cory Holden, Steven Smith, and Roger Sorochty

Members absent: None

The meeting was called to order at 6:40 p.m. by Jim Asbury. The floor was opened for nomination of officers. Shelley nominated Jim for President and he was elected unanimously. Corey offered to oversee the grounds and the pool, Steve offered to serve as Treasurer, Roger offered to serve as Vice President/Secretary, and Shelley offered to oversee the block captains, and the following committees: social, communications, neighborhood watch, and welcome. The offers were affirmed unanimously.

Old Business:

Jim updated the board on outstanding litigation concerning covenant violations on the part of two lot owners.

Following the decision at the annual meeting it was agreed that lot owners who border the greenbelt, and especially the wooded section would need to be notified that they could not do anything to the greenbelt area unless they received permission from the board. Permission would only be granted (after a waiver was signed to address liability and adverse possession) to allow the lot owner to mow an area up to six feet behind the lot owner's rear lot line.

The board approved the installation of sod for Thursday, April, 20, 2006 in the greenbelt area where the ditch work had been completed.

Other covenant violations were discussed including trash cans left out, unpainted vent pipes, and an obstruction (a 2 X 4) blocking surface/storm water runoff by the homeowner behind Roger's property. It was agreed that HOA Management would be contacted to send letters.

Outstanding bills were presented and approval was given to pay them.

New Business:

Shelley reported that she was working on getting the newsletter out in the next couple of weeks and getting the directory updated once all the forms were returned. She hoped to have that done by June. She noted that the pool was scheduled to open Memorial Day weekend. It would be opened on Saturday, May 27th per Aquatic Management contract.

Cory reported that he would be getting a few more tables for the pool and mats for the rest room floors to prevent people from slipping.

With no further business, it was decided to continue meeting on the third Monday of every month with the next board meeting scheduled for May 15, 2006 at 6:30 p.m. at Shelley's house. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Roger W. Sorochty
Vice President/Secretary