

Twin Creeks I and II Homeowners' Association
Board of Directors Meeting
May 15, 2006

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

Members absent: None

The meeting was called to order at 6:45 p.m. by President Jim Asbury.

Jim noted that one of the residents whom the HOA, through HOA Management, has taken to court for violating the restrictive covenants has sued the previous board members individually. While the Board carries directors and officers liability insurance, that does not cover members being sued individually according to the insurance company.

Jim moved that the HOA should cover the legal expenses of the board members in this situation as provided for in Article XIII Miscellaneous; Section 3. *Indemnity* of the By-laws. The motion was seconded by Steve. Shelley noted that not doing so would result in very few people being willing to serve on the board in the future. Motion was approved unanimously by Jim, Shelley, Steve, and Roger as Cory didn't arrive until 6:55 p.m.

Jim moved that the agreement allowing residents and their guests in Twin Creeks I, II and III to share the pools in each neighborhood be approved and provided to the Twin Creeks III HOA Board. Motion seconded by Roger and approved unanimously.

The matter of enabling Steve to have access to the HOA mailbox was resolved. The treasurer's files will also be transferred from Bill Schmidt to Steve.

The final version of the letter that will be sent to all homeowners whose property backs up to either of the greenbelts was approved. Residents will be reminded in the letter that the greenbelts are to be maintained by the HOA and that the "natural" (treed) greenbelt identified as Reserve B is to be left in its natural state. The only exception would be to allow homeowners whose property backs up to Reserve B to mow or weed eat an area no greater than six feet beyond their lot line in order to keep weeds down. This is not required but if they choose to do so they would need to sign a waiver. Any other activity in the greenbelt would be considered a violation of the restrictive covenants and would be addressed by the board as any other covenant violation.

Requests for improvements were submitted to the Board as the Architectural Committee by homeowners residing at 9021 E. 117th Street, So. and 9504 E. 117th Street, So. and approved unanimously.

Regarding committee reports, Cory noted that the Pool Committee would be buying another table for the pool area. Shelley reported on updating the welcome packets and

asked that the committee receive current information as soon as possible whenever a property changes owners. She said that with perhaps one or two exceptions the block captains would remain the same.

The next meeting is scheduled for Monday, June 19th at 6:30 at Steve's home.

With no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Roger W. Sorochty
Vice President/Secretary