

Twin Creeks I and II Homeowners' Association
Board of Directors Meeting
June 19, 2006

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

Members absent: None

The meeting was called to order at 6:35 by Jim Asbury.

Jim asked for a reassignment of duties of the board members in order to cover the work of the pool and landscape committees both of which had been done by Cory. Cory agreed to head the pool committee and Steve agreed to head the landscape committee.

Cory then gave the pool committee report. Broken glass table tops are being replaced with Plexiglas ones and umbrellas are also being replaced. He also indicated that work was being done on the pump because it was leaking and that the pool cover had been modified to cover the steps.

Jim asked Cory to send a copy of the pool rules to all homeowners as a reminder and asked that the life guards be more diligent in checking people into the pool to assure guests and residents who have not paid dues are handled accordingly. Guests pay \$1 per day to use the pool. Jim also noted that the pool passed the health department inspection.

Next, landscape/greenbelt issues were discussed. Jim noted that only 4 homeowners have returned the greenbelt waiver forms that would allow them to mow on the greenbelt and one of the four wanted it rescinded. Upon further discussion it was unanimously approved to modify the form allowing residents whose lots back up to the greenbelt on the east side of the creek to mow as far out as they like. These are lots 22-30 in block 4 and lots 7-18 in block 8. Those whose lots that back up to the greenbelt on the west side of the creek would not be able to mow further than six feet back from their lot line. These are lots 1-10 in block 9 and lots 3 and 4 in block 10. Roger agreed to modify the waiver form and draft a cover letter explaining the changes. Upon approval of both by the board he will ask HOA Management to send them out to the effected homeowners.

Jim expressed concern about the two concrete culvert diffusers located in the greenbelt. He moved, Shelley seconded, and it was approved unanimously to install chain link fence around them as the city has done in other areas of the greenbelt. Cory agreed to do the installation.

Jim agreed to get the no trespassing signs replaced. It was noted by Steve that this would be helpful from a liability standpoint.

Next Jim reported on cleaning out the ditch. \$200 has been withheld from Easton Sod. Jim has cleaned some of the debris out. Roger suggested that we use the \$200 withheld

from Easton to pay Rod to remove the rest with his tractor. Jim also noted that Rod's cost for mowing has increased to \$425 per mow.

Jim suggested that we get HOA Management to secure bids to stain the entrance fence on Mingo Road. Steve indicated that he would contact Connie about that.

There was no treasurer's report. It was agreed that one would be needed at the next board meeting to determine who should get notices regarding delinquent HOA dues and to assist the life guards in knowing who is permitted to use the pool and who isn't.

Shelley reported on the various committees. She has 8 people on the welcome committee. Packets are being put together to be distributed to new homeowners as they move in. She only has 3 people on the social committee and needs more since this is her busiest committee. The social committee is meeting on Tuesday, June 20th, to set the calendar of dates for the coming year and to determine an activity for July 4th which is likely to take place on Monday, July 3rd, at the pool. She would like for communications from the board to homeowners to remind everyone that we're all members of the neighborhood watch committee and to be on the look out for anything suspicious and to report it to the board or the police as appropriate. She needs one block captain to replace Kim Owen who moved.

Covenant violations were discussed. Those noted in the HOA Management monthly inspection report of May 19th, consisted mostly of satellite dishes and it was determined that there is not much one can do, especially on home on corner lots, to keep them out of view from the street. Therefore, the board decided not to act on any as violations unless they were in a blatantly in an inappropriate location.

Jim reported that he had no response yet to the outbuilding violation letter that was sent to the Smiths at 9075 E. 118th Place.

The next meeting is scheduled for Tuesday, July 11 at 6:30 p.m. and Jim's home.

With no further business, the meeting was adjourned at 8:05.

Respectfully submitted,

Roger W. Sorochty
Vice President and Secretary