

TWIN CREEKS

Twin Creeks Board meeting minutes from Wednesday, August 16th, 2012.

Friday, July 20th. Meeting between Twin Creeks 1&2 Board Members (Kristi Johnson, Charlie Turner, and Bryan Brown). Debbie King and Brian Kinser were not able to attend, but we had had follow up meetings with both members prior to and after the main meeting.

- Sign for the pool gate stating in red letters “Quiet hours after 9pm including radio!” has been ordered and will be available for pick up this week. This sign will be installed on the main gate to remind residents and pool guests that noise levels are to remain low as a courtesy to our neighbors that live close to the pool.
- Beginning Monday, August 20th, the pool will close at 9 p.m.
- We will use Charlie’s Chicken as the food vendor for the block party to be held on Saturday, September 15th. Kristi will work to get the necessary permits to close off the section of street along the greenbelt and order the inflatable structures for the party.
- Discussed a pool noise complaint from a resident that lives near the pool. Resident has communicated to the Board on several occasions this summer that noise; specifically “volume of yelling, screaming, high-pitched shrills, and the echos of slapping foam noodles against the water” is a constant problem for them. The resident was encouraged to research some possible noise reduction solutions and communicate their findings to the Board for further discussion. The resident came back with a variety of solutions/options, which included:
 - o a large, heavy wood barricade that is covered in a thick, black, rubber sheeting
 - o a wood barricade covered in a series of boxed fiber panels
 - o a perforated PVC type material that has a fiber material inside to muffle the sound
 - o 8’ tall traditional cedar fence with accoustifence rubber sheeting
 - o PreCast wall
 - o Brick or stone wall
- o After discussing and reviewing the situation, the Board and its representatives acting on their behalf, have already taken the following actions:
 - Sent out multiple emails and posted notices on Facebook regarding “quiet hours” from 9 p.m. until close. This included turning off the radio and requesting residents to keep noise levels down as a courtesy to our neighbors that live near the pool.
 - Made a point to be at the pool at 9 p.m. to ensure the radio was turned off and have asked parents and children on various occasions to try and not make excessive noise.
 - Ordered a permanent “Quiet Hours...” sign for the main gate
- o Over the last couple months, we have observed the activity at the pool and our findings are that:

- In general, the activity during the day and early evening hours at the pool has been minimal possibly due to the excessively high temperatures during these times. On several occasions, it has been observed that no one has even been at the pool.
 - Pool use is highest on Friday and Saturday night, along with Monday evenings which is when we allow residents to have private parties as a benefit from living in the neighborhood. These parties are typically birthday parties for young children having fun which typically involves screaming and yelling.
 - Otherwise, the noise at the pool has been observed as being no different than past years. In addition, upon reviewing minutes and notes from prior year meetings/communications there is no documentation that the prior home owners living at this address ever addressed recurring noise issues and that pool policies have not changed in several years.
 - Consideration the following fact that the restrictive covenants in Section III (PRIVATE BUILDING AND USE RESTRICTIONS) outline the requirements for fencing in the neighborhood, specifically sub-section M.1 which states that “all fencing shall be 6 feet privacy constructed of standard wood.” In addition, “Other types of fencing constructed of wrought iron, brick, or stone may be permitted if pre-approved by the Architectural Design Committee (HOA Board).
- o Based on actions we have already taken, along with our findings from observing activity at the pool, along with details from the resident’s research and preferred solution of a pre-cast wall to be erected; the Board’s recommendation is as follows:
 - At the resident’s expense AND only upon final approval of the design prior to construction; allow the resident to erect a pre-cast wall at the home owner’s expense. The HOA will ONLY reimburse the homeowner the estimated cost of replacing the section of fence estimated at 125 feet along the pool at the standard six foot wood fence cost. These funds are not budgeted in 2012 and any reimbursement would have to take place in 2013.
 - If the homeowner decides on the less expensive alternative of having an 8’ foot fence, the HOA would allow this exception to the covenants since the property is adjacent to the pool. The HOA will also reimburse the resident for half the cost to replace the 6’ slats with 8’ slats. The Board has replaced wood slates along this section of on an as needed basis and the posts and beams appear to be in good working order and are not in need of being replaced at this time. Again, these funds are not budgeted in 2012 and any reimbursement would have to take place in 2013.
 - Any alternate design or proposal would have to be recommended by the Board and no additional costs will be reimbursed by the HOA without prior approval.
- o Conclusion: The Board has a responsibility to ALL homeowners to allocate homeowner dues responsibly on general day to day operational expenses, as well as projects and activities that will provide value, either intrinsic or extrinsic, that can be shared by all residents of Twin Creeks I&II. Because there is no documentation that the prior home owners living at this address for several years addressed recurring noise issues, along

with the fact that pool policies have not changed in several years, the Board cannot approve spending additional funds in excess of what has already been submitted. The resident's preferred solution is a direct benefit to an individual homeowner and not the Twin Creeks I&II community and additional funds are not approved.