

Twin Creeks Homeowner's Association Board Meeting
8/21/06

The meeting was called to order at 6:35pm. Present were Jim Asbury, Cory Holden, Don Sands, and Shelley Bradshaw.

It was announced that Don Sands will fill the vacant spot on the Board. Jim reviewed past business and brought Don up to date on current issues we are working on. We discussed the necessity of changing our meeting date to accommodate Don's schedule. It was decided to postpone this discussion until later in the meeting.

Cory/Pool

The pool will be open until Sept 4th, which is Labor Day. Cory will see if we can open it the following weekend (8th, 9th, 10th) as long as the weather stays hot.

The board discussed the fact that one of the new table tops is already cracked and another one looks like it is going to be soon. These tables will be replaced with either concrete top or wrought iron to prevent further problems with breakage. It was determined that the best time to do this would be in the spring. Cory also noted that another umbrella had broken and stated that he will remind the lifeguards that it is their responsibility to take the umbrellas down in windy weather.

We are still having a problem with homeowners who are not current with their dues using the pool. Next year a system must be put in place to prevent this and also any other unauthorized use of the pool (after hours entry). Cory will look into some type of alarm system to keep people out of the pool area when the pool is closed. Several types were discussed and Cory will provide options for consideration.

Steve/Treasurer/Landscaping

In Steve's absence, Jim addressed these topics. Jim moved that we go forward on the repair and treatment of the Mingo fence based on the quote given by Wood Re New of \$2,300. This was approved. Steve will contact Wood Re New to arrange for a meeting to cover the scope of the project.

Steve will ask Cory for help in finding someone to remove the greenbelt trees that have come down or are in danger of falling. Jim will replace the missing greenbelt warning signs. Cory will be responsible for the installation of protective fencing at both of the street drains that feed into the drainage ditch in the greenbelts.

The Board went through the list of those homeowners who still have not paid their dues and Jim recommended liens be placed on their properties. This was approved. Cory noted that he has seen signs in other neighborhoods when dues are due to remind homeowners. It was determined that this was a good idea and will be implemented in the future.

Jim/President

The Board discussed the current lawsuits to determine the best way to proceed. It was moved that we send a letter to the Martin's attorney regarding the requirements that must be met in order to grant a waiver for their outbuilding. This was approved.

We have received 11 completed greenbelt waiver forms. It was decided that everyone who wants to sign one has been given enough time to do so and enforcement will begin immediately.

We never heard back from TCIII regarding the pool sharing agreement.

Shelley/Welcoming/Social/Communications

The Welcoming Committee is up and running. Packets have been prepared and several already delivered. It is taking approximately one month for HOA to get the information and notify Shelley of new closings.

The Social Committee will be meeting next week to start planning the Block Party which is scheduled for September 30th. Previously the pool has been opened for the Block Party, but due to the later date this year, this will not be considered.

The newsletter went out at the end of July and everyone should have received a copy of that as well as the Social Calendar, Pool Rules and the Directory. The next newsletter will probably go out in November or early December.

The next meeting will be Tuesday, September 19th at Cory's at 6:30. It was decided to wait until that time to set a permanent meeting time so that we could have Steve's input.