

Twin Creeks Homeowner's Association Board Meeting
9/20/06

The meeting was called to order at 7:15pm. Present were Jim Asbury, Cory Holden, Don Sands, and Shelley Bradshaw. It was determined that Shelley will act as secretary and continue to take meeting minutes.

The following covenant violations were discussed:

Epperly vs. Twin Creeks: Epperly's attorney asked for a meeting to mediate. Acting on advice received from our attorney we declined to meet. Jim moved that a letter be sent to the Epperlys outlining requirements for approval of outbuilding currently in violation of covenants and asking for attorney's fees to reimburse the homeowners association for costs associated with enforcement of the covenants. Shelley seconded the motion and it passed.

In response to a formal complaint filed with the board regarding the mowing of the greenbelt behind properties: 9128, 9048, and 9044 E 117th St the board made the following decisions:

9128 is not mowing behind their property line. Any mowing done around it is being done by Cutter's as part of normal greenbelt maintenance. A waiver form is on file. No action necessary.

9048 is currently mowing back an appropriate distance to the treeline and a waiver form is currently on file. No action necessary.

9044 is mowing back an unacceptable distance and in addition has placed tiki torches near the treeline which could be a fire hazard. A waiver form is on file. Jim will inform the homeowner of the violation and ask that torches be removed and that they comply with the terms of the waiver in relation to the distance mowed. If homeowner does not comply, further action will be taken.

Requests submitted for board approval:

9188 E 118th Pl (Simmons) submitted plans for landscaping and improvements to their back yard and patio area. Jim moved to approve the plans. Cory seconded and the motion passed.

9508 E 117th St (Frere) submitted a request for approval to stain the concrete of their driveway, walkway and front porch. Jim moved to approve, Shelley seconded, motion passed.

Treasurer:

In Steve's absence, Jim went over the financial report. We are in good shape at the present time, however we do anticipate several large expenditures prior to year end that will probably deplete our current cash balance. We do continue to have a nice reserve balance and approximately \$4,000 in accounts receivable.

Pool:

The pool should be winterized and covered this week as soon as it can be scheduled. If Cory finds a good deal on some patio tables this fall, he will let us know, otherwise, we will delay purchase of replacement tables until the spring.

Landscaping, discussed the following:

Tree Removal: waiting on bid from Taylor's Tree Service, expect it this week, should come in around \$3,500.

Greenbelt Fence Installation: Cory will submit bid and handle work

Reconditioning Mingo Fence: Waiting on call back from Renuwood to set time to complete this work

Greenbelt Tree Planting: Cory will determine number and type of trees that need to be planted on the east side of the drainage ditch where trees were removed for widening project. They should be at least 30 feet apart and 15-20 feet back from the edge of the ditch.

No Trespassing Signs have been completed and Cory will install them.

Social:

The block party is scheduled for Sept 30th and all plans are in place. Everyone should have received their RSVP forms by now. The DJ has received his deposit and other entertainment is booked, several good door prizes have been secured.

Misc Business:

We need to keep reminding everyone to be vigilant with closing their garage doors. We had another incidence of stolen property recently.

Steve will be moving and needs to be replaced on the board so continue to ask any neighbors who might be interested if they are willing to serve.

Our new meeting day/time will be second Wed of every month at 7pm.

The next meeting will be Wed, Oct 11th at 7pm at Shelley's house.

The meeting adjourned at 8:35pm.