

Twin Creek Homeowners Association Meeting  
Clowes Hall – Butler University  
10/26/09

Meeting called to order  
Board members present  
Wyatt Smith  
Clarence Clark  
Ed Parada  
Russ Kushigian  
Charles Young

Also present,

- Residents -Elise Kushigian

5:45 pm meeting called to order

5:46 Old minutes were read at meeting, motion by Wyatt to approve with changes with Charles 2<sup>nd</sup>

5:47 Secretary's report – Ed Parada

- No Email
- Question from neighbor about lighting – lighting study will be done by IPL. Question regarding why there are not more street lights and why do we (neighborhood) have to pay for them. Answer is zoning. Estridge's intent was to have the carriage lights serve as the "street lights" and in addition, zoning does not mandate city to have street lights

5:45 Treasurer's report, Russ Kushigian - motion from Ed to accept, Wyatt 2<sup>nd</sup>

- Budget was discussed.
- Due to need to fund capital reserve fund with which includes upcoming expenditures such as the creek erosion and maintenance of the deteriorating stone walls, board voting unanimously with Motion by Ed and Second by Wyatt to accept budget with 10% increase in due to \$353 per lot. We are still determining the likely landscape contract for the coming year. We have several bids received with two more forthcoming.
- Transition to Kirkpatrick (KMC) is still proceeding. Per contract must have financials to us by 15<sup>th</sup> of each month. Transition has went well but still ironing out and rectifying the manner in which board/treasurer is accustomed to report and the manner in which KMC now reports.
- Year to date dues – \$5,101.08 remain unpaid
- No outstanding expense issues
- Dues notice and budget will be sent out shortly.
- Official approval for website for \$304 for the year

6:00 KMC report, Ryan Naylor fell ill but some items on his report that were discussed

- Landscaping
  - Board approved additional mows for NP (26 in contract, but minimal dry weather (26 mows assumed dry weather and some weeks in July/August with no mowing) 28 currently and likely one or two more.
  - Bids are being accepted from several companies
- Work Orders
  - Roadwork on Stonecreek Court re-opened (was not finished by city)
- Creek Bridge Refurbishment
  - Received one bid from Ski
  - BAM Landscape and Rocky Mountain Landscape are also providing bids and will have by next meeting
- Refurbishment of stone signs
  - Brody Campbell and Kipps Masonry have quoted it
  - Two additional bids are being received.
  - It was agreed that caps are needed
- Mailbox Proposals
  - A mailer will go out to neighborhood about possibility of replacing mailboxes – likely with dues
- Sign refurbishment
  - Rec'd quote from Wagner Signs (Current vendor)
  - Soliciting additional bids
- Property inspections
  - KMC has log of all violations, follow up and resolutions
  - Next mailing will include verbiage from EMP
  - Ed will send former AC chair's notes and books to KMC
  - Will pursue garage door with windows
- Misc Items
  - IPL is going study reviewing the neighborhood's lighting needs

**OTHER TOPICS FOR NEW BUSINESS**

1. Ed will plan Halloween event again to be held on 10/31 at 3 pm before trick or treating. Motion to approve expense of \$160 for crafts and food. First by Clarence and second by Charles. Passed with unanimous vote.
2. No mention of Fence violation by playground by KMC, will look into that for next meeting

Next meeting will be the annual meeting on Wednesday December 9th, 2009 - Clowes Hall at Butler University

**Meeting adjourned at 7:00**