

**Twin Creeks Homeowner's Association  
Monthly Meeting – 2/15/2006**

**Attendance:**

Board Members: Charles M., Wyatt, Lee, Brady and Terese

Absent – Charles Young (employer)

**Community Members:**

B. Aldous (Lot# 170)

K. McClanahan (Lot# 177)

L. Harry (Lot # 211)

P. Zike (Lot #207)

President (Lee Mariner) called meeting at 7:18pm

Secretary requested member of the Board to read minutes from last meeting (11/30/2005). Brady read, no corrections or questions were voiced, Wyatt motioned for approval, Lee seconded.

**Old business:**

Resident (A. Hedrick) needs to give chip/color samples to President from original building. Lee will follow-up. **The follow-up assigned for this meeting:** Brady will call the Estridge Group (Lee's attempts weren't successful) to see if he has a better response getting the specifications for both communities. The specifications needed are for brick, paint (for doors and shutters), siding, and roofing. Lee will contact A. Hedrick to determine if the composition of colors is available through the materials shared.

Mowing concerns since the season for lawn care is approaching quickly. Wyatt states this may be an action point with Murray.

Sign Construction (Todd Wagner) will be contacted for framing/mounting signs in common areas – specifically the playground area. Need more durable signs that will last and not be as easy to vandalize. Also, need repair on street sign in Brookstone area.

Playground inspections and power washing needed as soon as the weather permits. Review new standards of safety for playground area. Will phone Arch Committee contact (by 2/29) to determine who may analyze and report on the findings and recommend corrective actions.

In the past, the landscape contact placed playground mulch near the swings annually. A newer material may be required based on the newer standards.

The patrol of Sheriff Services for December helped keep a presence in our community. Other communities around Brookstone/Fieldstone were negatively impacted during the holiday season. The Sheriffs on duty may or may not report to the board their findings

and they may or may not ask kids playing at the basketball court if they are a resident. However, those we hire do care for these items and report to the board anything they find.

Northwest Park had some tagging on the shelters – part of the findings from another community board.

Lights in front entrance of Brookstone – second “tree” light isn’t lit. Wyatt stated an electrician may need to be contacted to correct the problem. Also the sensors may need repair so the lamps are on when it’s dark – only.

B. Aldous asked if the board would be able to reinforce our neighbors who don’t have Carriage Lamps (from their garages) working. The Board advised community members present to remind those neighbors when their lights are out. When residents have various schedules or patterns when entering or leaving their homes, the lights may not be illuminated so they don’t know there may be a burned out light bulb. Be neighborly; let a neighbor know when something isn’t working on the outside. We, as homeowners, may not always recognize it when something isn’t working outside our homes.

B. Aldous asked about additional street lights throughout the community. The Board mentioned attraction area for young people to corral at isn’t the best answer for additional lighting. If all residents’ outside lights are lit – at the appropriate times – it helps keep the streets and outside areas around the fronts of the homes illuminated. B. Aldous also mentioned the brightness coming in a window isn’t attractive.

In the upcoming newsletters we will mention some “regular” reminders, like lighting and mailbox maintenance items.

Treasurer (Wyatt) handed out budget. The reserve fund is the area charged when the street signs are in need of repair and the framing/mounting of the community area signs near the playground/basketball court.

Treasurer also stated there were about a thousand dollars excess in last year’s budget. Asked if it should go toward the landscaping of the front entrances or should it go toward additional security patrols in our community. All communities members where asked for their opinion. All agreed the excess dollars would be better used for the security of our neighbor. Brady motioned and Lee seconded the decision.

Website e-mail concerns – tracking, directions, etc.

Lee mentioned he is working with webmaster to require logons for those wanting to “talk” on the discussion board of the Official website. There has been a lot of bashing and derogatory comments that are mean and unnecessary. The Board believes the best of the website is when neighbors are looking for help with a contractors or materials or how-to’s and other neighbors can assist those making the inquiring.

Older business closed....New business invited.

B. Aldous (Brookstone Resident) asked if storm doors of the front entrance need Arch Comm. approval. Board states as long as the storm door is consistent in style and design with windows it should be acceptable. It was also mentioned the colors for the storm doors should be white (color of Brookstone trim) or the color of the main/large front door.

B. Aldous also mentioned the offense of the comments made on the discussion board of the Official website. Was believed they were from the Prez of the Board or it was signed with his title. Prez acknowledged some comments he made on the board and contested the offensive comments. Restating his original position regarding the logons being standard and required for our Official discussion board to help identify and keep users accountable for comments. Board is interested in posting 'conduct codes' for using the Discussion Boards.

B. Aldous mentioned the deteriorate quality of the neighborhood. The Board asked for specifics - comments made where graffiti on the bridges and lights on in the neighborhood. The Board asked to be made aware of items that are in need of repair or replacement as residents see a need. The Board was not aware of any graffiti and without being made aware frustrations are building without justification since the Board didn't know of this areas needing attention. If there are areas the Board needs to address contact the e-mail, voice mail, regular mail for the Board or most Board members names and phone numbers are in the directory. The graffiti will be addressed by the Board and cleaned-up. The Board is aware of the lights and an electrician will be contacted to correct the problems we've been experiencing with the lights.

General Meeting dismissed at 8:35pm to Executive Meeting.

Specifics regarding homeowners still needing to pay association dues were reviewed.

The next Board meeting will be on Wednesday, 3/29/06 at 7p. Meeting place will be announced. However, all other meetings (after March) for the year are scheduled for Robin Run's Chapel/Community Room.