

Twin Creek Homeowners Association Meeting
Clarence Clark's residence- 5101 Brookstone Way
5/12/10

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

Also present,

- Ryan Naylor – KMC

5:10 pm meeting called to order

5:15 Old minutes were reviewed at meeting, motion by Wyatt to approve with minor corrections with Clarence 2nd, unanimously approved

5:16 Secretary's report – Ed Parada – none

5:17 KMC report, Ryan Naylor

- Dues collection is proceeding
 - In total 14 neighbors have not yet paid dues this year
 - (57) One is active duty and also owes for last year as well
 - (132) One is due for sheriff sale on 5/21 (was superdelinquent)
 - Another was taken over by bank and HOA will pursue for amounts since that time (27)
 - 8 have been or will be sent to court for judgment
 - One claimed no coupons ever sent and will resend
 - 2 others are making payments
 - Late fees will be tacked on to 6 other neighbors for next year if they do not pay
 - \$3 charges were waived
 - One late charge was waived as neighbor contacted us and was late only one day
- Bids for Rip Rap were submitted. The bids were to excavate/dredge west islands of the two bridges, one at Creeks Crossing the other on Robinsrock Dr, put black paper down and then rip rap. All bidding companies agreed that the west side of the bridges were in need of excavating the "island". This would be a capital item of \$9,350 and come from reserve funds. Ryan has worked with this company before and it has good reputation. Bid was in line with others and most complete. Motion to approve Rock Works bid by Wyatt, second by Clarence. Unanimously approved.
- Property Inspection
 - Final follow up will occur on 5/14 and then letters turned over to attorney
 - Verify that Garage door is already in the attorney's hands
- Ryan will inspect signs this Friday (5/14) to see what need to be replaced (street signs)
- Ryan talked with street sweeper and will cost about \$400 to clean streets, will look at doing after bridge repair
- Ryan going to talk with First Class about weeds in cracks in streets
- Lights out due to lines being cut by First Class, contractor to repair and be paid for by First Class
- Still getting bids for walls and bid will include limestone cap
- Ryan will email Wyatt street case numbers for city to fix streets and he will follow up as well as Ryan
- Ryan to check on IPL lighting study
- Nomination forms were sent out - 3 names received back so far; the board will check with neighbors to be sure they want to be on ballot
- June 9th annual meeting to be held at New Augusta North
- Garage sale to be held on June 4th and 5th from 8am to 4 pm
- Neighborhood ice cream social on June 5th at 7pm at the basketball court
- The two aforementioned events will be announced in the voting form to be sent on May 24th
- Natures partner contract was discussed and will review with attorney
- Financials discussed and items above budget include:
 - Legal expense higher due to higher number of delinquent neighbors
 - Snow removal
 - Mowing higher but due to classification, no tree and shrub expense so it is a wash
 - Contingency fee is higher due to sign painting and repair (posts of street signs)

Meeting adjourned at 6:15

Next meeting will be the annual meeting on June 9th at New Augusta Public Academy North