

**Twin Creeks Homeowner's Association
Monthly Meeting – 11/30/2005**

Attendance:

Board Members: Charles Y., Wyatt, Lee and Terese

Absent – Charles Morrison (on-call with employer), Brady Krueger (on duty with church group)

Community Members:

B. Aldous(Lot # 170)

President (Lee Mariner) called meeting at 7:15pm

Secretary reminded Board of two meetings (9/28 and 10/26) needing minutes approved by Board. Minutes from 9/28 were not reviewed and approved during 10/26 Board-Community meeting were several guest speakers presented.

Vice President (C. Young) reviewed minutes from 10/26. Motioned by Lee/Approved by Wyatt.

Waste Management discussion regarding the second pass that involved leaf pick-up/clean-up.

Resident (A. Hedrick) needs to give chip/color samples to President from original building. Lee will follow-up.

Dorner – Community Directory carry over item. Printer final pass ASAP.

President/Secretary will contact 9 new community residents to catch their information for the final pass' printer and distribution to the neighborhood.

Vice President (C. Young) reviewed minutes from 9/28. Motioned by Lee/Approved by Charles.

Treasurer (Wyatt) distributed budget for Jan-Nov. Reviewed 4 areas over: Common Maint., Common Water, Lake Maint., and Mowing/Lawn Care. Specific information to share during Executive Session concerning specific costs returned to Association from previous legal activity.

Mowing over due to clean-up of downed trees from storm in Autumn. Lake Maintenance over due to previously budgeted vendor price anticipate, but vendor went out of business and re-contracted another vendor with higher pricing.

Discussion took place regarding increasing the patrol of Sheriff services for December. Motioned/Approved.

Question from the floor (B. Aldous): Water pond question regarding fountains being added. Board advised additional work – such as dredging would be needed and the cost would be exorbitant.

Holiday decorations were considered for front entrances of Fieldstone/Brookstone. Outside timer/previous decorations/bulb replacements will be looked at to determine if they could be restored for this year's holidays. Agreed new decorations would be needed for further seasons. Discussed buying holiday items after the season to capture maximum discounts.

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

Prez will check to see if local/area organizations can be linked to TCHOA website for more community oriented information for Twin Creeks community residents.

Meeting dismissed 8:25pm

The next Board meeting will be on Wednesday, 1/10/06 instead of having a meeting in December and waiting until last Wednesday in January 2006. Meeting will be held at 7pm – President's home.