

Twin Creeks Homeowner's Association Monthly Meeting- 3/29/2006

Attendance:

Board Members: Lee Mariner, Wyatt Smith, Terese Hackett
Absent- Charles Morrison, Charles Young, Brady Krueger

Community Members:

K. Rota-Autry (Lot 129)
J. Wall (Lot 115)
K. & K. Johnson (Lot 221)

The President (Lee Mariner) called meeting to order at 7:10 pm

The President requested member of the board to read previous meeting minutes (2/15/2006). Terese read minutes. Minutes were approved with corrections by W. Smith and seconded by L. Mariner.

Wyatt Smith updated us on budget spending. Algae control was paid upfront. The weed control around ponds will be paid as needed. Based on erosion around pond Board will review monthly if any long termed maintenance is needed. At this time no major repairs are needed to the ponds or creek.

Old Business:

Accepted colors from Estridge for communities discussed. Lee re-contacted Estridge and Porter Paints in Carmel and was told by Store Associate that the Porter Paint stores should have a paint book specific for Estridge homes. He believed if a homeowner goes to one of their stores they can ask to see the paint book and pick correct color of trim, door or home from paint list. Lee also stated Board will get list up on website for homeowners' to use. Lee also stated he will attempt to get as many chips of colors and give to Architectural committee (Michael Washington & Kevin Johnson).

Lee also stated he is talking to another mailbox vendor to get a group discount on our specific mailboxes so all homeowners will be in compliance with correct dimensions and numbering at a reasonable cost. He (Lee) will forward the vendor(s) and cost to be put on website.

Wyatt has been in contact and ordered signage for basketball court area (Todd Wagner). It will be put on two (2) posts instead of one and made from materials not as easily destroy by vandals. In addition he bought decals for the backboard on basketball court with hours on it. As for street signs, Wyatt stated he has ordered replacement signs for the regular streets signs and we will be using redwood for more durability.

Wyatt, Board and homeowner's at the meeting agreed if we see people playing on basketball court or vandalizing property in the community call sheriff or Pike police dept.

Lee has contacted two (2) vendors on inspection and repair of playground equipment. Lee also had web information on replacement seating and optional different swinging apparatuses, he will get final cost to switch out swings and put in new equipment that meets code and our children (2yrs-10yrs). All the information will be discussed with Architectural Committee and Board before purchasing or approval. Lee also has

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contacted for bid of pressure washing playground equipment and trail bridges, as of meeting he has not been contacted back by vendors.

Wyatt confirmed lighting at both entrances were checked and repaired.
Lee stated he will announce Spring clean up on website.

New Business:

Rental Signs:

Wyatt explained difference between renting vs. leasing and stated our covenants allows leasing at this time. Lee suggested adding if we want to continue to allow or prohibit leasing from the covenants by putting it to a vote on our June ballot of our Homeowners Association Annual Meeting. J. Wall & K. Autry suggested a petition of homeowner's before June to prohibit leasing in the community sooner. They will start a petition to get majority vote from the community to remove the clause from covenants before the June meeting.

Vehicles on Street (non- moving):

Topic was discussed that our neighborhood is more appealing when vehicles are off the street as you drive through. Question was brought to the floor if we can regulate how many vehicles per household, the board clarified that we can not, but homeowner's can call the Mayor's Action Line and it seems they remove the vehicle(s) quicker than just calling the Sheriff's Dept. Suggestion was also discussed to obtain "No Parking from here to Stop sign" signage to give proper visibility at all corners within the community. Lee will call city to request signage.

Basketball Court:

Discussed earlier in meeting

Sheriff Patrol:

Wyatt stated patrolling will restart in April with patrols around 8:00pm to help with compliance of hours. K. Autry volunteered to work with Crime Watch Committee, Sheriff's Dept. and Pike police on Truancy and establishing awareness throughout community.

Recreational Equipment:

Discussed earlier in meeting

Electrical Maintenance:

Discussed earlier in meeting

Website (Additions and/or Subtractions):

Lee requested the discussion board part of website be removed because of negative impact on community, and potential buyers who have access to website. It was approved by Terese and Second by Wyatt. Lee proposed changes that are positive information for homeowner's and meeting to format some of the additional information, he (Lee) will set a time to meet.

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Spring Walk-through:

Date set April 8th. Will post what we will be looking at on website and hope to have a 24 hour turn around on letters to those in violation. Those homeowners who haven't responded to last years letters, the board will refer to attorneys.

Board Meeting venue:

Confirmed with Marie at Robin Run Village we have the last Wednesday of each month scheduled for the remainder of the year.

Garage Sale:

Board opened floor for dates May 5th & 6th for Spring and September 22nd & 23rd for Fall. Two (2) dates were chosen to capitalize on not competing with other communities around us.

Directory:

Lee brought up that a few homeowners' said the Directory was on the web and they didn't agree to this, they have non published numbers and they gave their information only for the community directory. He (Lee) or any Board member did not post or give authorization to anyone to put on our website. The Board agreed to give information to attorneys and see what they say is our legal position and if the homeowner's that did not authorize it has to pursue on their own behalf or do we as the Board pursue it for them.

NOTE: There is no Homeowner information from the Directory on the OFFICIAL Twin Creeks Homeowners Associations Website (www.twincreekshoa.com). This is not the website that is potentially in violation.

Architectural Committee:

At this time committee members are: Michael Washington, Kevin Johnson, Wyatt Smith and Lee Mariner.

We thanked Terese Hackett for all she has done as a member of the Board and wished her great success on her move. We ask for volunteers from the floor to become stand-in secretary until June's ballot. J. Wall & K. Autry said they would share the duties until then.

General meeting dismissed at 8:35pm

The next Board meeting will be on April 27th at 7:00pm. It will be held at Robin Run Village's Chapel/Community Room.