

Twin Creeks Homeowner's Association Meeting
June 28, 2006

Meeting was called to order at 7:16 p.m. Procedures were given for how the meeting would be conducted. Two volunteers were named to count the ballots. A quorum was reached. Kelly Rota Autry read the minutes from the last meeting and the board approved them.

President Lee Mariner discussed how our homeowner's association was set up. He explained that Estridge sets up the declaration and articles of incorporation. In 1996 the homeowner's association created by-laws and how the board gets business done. He noted that people on the board and the architectural committee are volunteers.

Processes of communication were discussed by Kelly Rota Autry. The official website is twincreekshoa.com.

Topic: Treasurer's Report, Wyatt Smith

We are on track with expenses as of the budget written in October. There was a discussion about the reserve fund and Wyatt noted that the reserve fund is for items that are outside of the budget i.e. replacement of street signs, repairing bridges, maintenance of pond.

Brady reported on the playground swings which will be replaced. The board will need to decide if we should mulch the playground and what kind of mulch should be used. Jason Scheuer, Ed Prada, and Abby Robinson cleaned up playground area

Topic: Architectural Committee, Michael Washington

If a homeowner is changing the external color of home, a letter must be sent to the architectural committee so that colors can be verified. Maintenance letters are sent to homeowners as a way to keep community looking nice and to keep consistency in the neighborhood per the by-laws and declarations.

Those serving on the architectural board are Michael Washington, Kevin Johnson, Diane Richards, and Jason Scheuer.

Topic: Election of new board members, 2006-2007

Lee Mariner, Brady Krueger, Wyatt Smith, Charles Young, and Jennifer Wall

New Business

Topic: Work Groups for neighborhood projects

Discussion: It was suggested that the neighborhood move to work groups rather than the standing committees. This would allow for people to commit for a shorter length of time in an area of interest to them. Things may get done quicker.

Action: Work groups will be made as projects arise.

Person Responsible: The Board will post agenda items for the upcoming meeting on the official website in order for neighbors to view topics of discussion and volunteer for work group at the meeting.

Topic: Spirit of Neighborhood

Discussion: It was stated that there could be an informal network of interested homeowners who would like to share their occupations with the neighbors so that as needs arise, the neighbors have a resource of people they can contact. There is space available on the official website to post services. The neighborhood provides an ice cream social in late August in support of the neighborhood crime watch.

Topic: Processes of TCHA

Website

Discussion: The official website was distributed and noted as twincreekshoa.com

Action: signs for entrance detailing the neighborhood website

Person Responsible: Wyatt Smith

Communication via website and newsletter

Discussion: A website administrator is hired to work on web page. There was disappointment that the information on the website was inaccurate. At this time the neighborhood newsletter is distributed bi-annually.

Action: Work group created for neighborhood communication

Person Responsible: Jason Scheuer

Topic: Timeline data of bylaws

Discussion: Changing of the by-laws can be done without any homeowner's vote. In September of 1997 it was decided to change quorum. Quorum was 60% and difficult to get. By laws were changed in December.

Topic: Payment for Neighborhood Work

Discussion: A question was raised as to why Lee Mariner was hired to paint mailbox posts. The board decided to get every post back to the original color and Lee offered to paint the posts for \$4/post. Another question raised was concerning checks written and how money was spent. The board noted that information on the budget is put out every month at the board meeting. Everything is reviewed by our CPA to make sure it was spent correctly. One homeowner suggested a budget narrative under each budgeted category to describe each account. Another suggested that the neighborhood budget be placed on the back of the annual bill.

Action. Budget placed on the back of the annual bill and each category will be defined.

Person Responsible: Wyatt Smith

Topic Landscape Committee and 3 year plan

Discussion: Eagle Creek Nursery had completed a plan for the neighborhood but as of the meeting it had not be located.

Action: Check in warehouse.

Person Responsible: Jennifer Wall

Action: Landscaping Work Group Created

Person Responsible: Sara Phillips

Topic: Street Lights

Discussion: Board will address street lights at next meeting.

Topic: Water Quality Testing

Discussion: No ponds or streams are tested. Wyatt talked with ASI who maintains ponds. It was stated that insecticides and fertilizers do contaminate water. Ponds were originally stocked by Estridge.

Topic: Roadways and Ice

Discussion: Snow removal going well. It is completed in a timely fashion. However ice is packed on our streets. Chemicals to resolve this in the past have been detrimental to concrete driveways. Sand and cinder ash have been very messy.

Action: Work group created to investigate new chemicals for ice.

Person Responsible: Wyatt Smith and Russell Kushigian

Topic: How to correct and resolve errors

Discussion: No one spoke.

New Business

Topic: Mulch

Discussion: We need cost effective and safe mulch at the playground

Action: Work group created

Person Responsible: Jason Scheuer and Brady Krueger

Topic: Trashcans at the park

Person Responsible: Lee

Topic: Basketball Court

Discussion: 8:00 p.m. is a little early to cut off play because of daylight savings time.

The guys playing would like extension to 10:00 p.m. Car stereos and no vulgarity were agreed to if the time would be extended. It was stated that perhaps we should get the opinion of the homeowners around the basketball courts. There have been no complaints from the homeowners recently.

Action:

Person Responsible:

Topic: Fireworks

Discussion: We must comply with the city. Be responsible with your kids.

Topic: Basketball hoops in street

Action: Talk to attorney

Person Responsible: Lee Mariner

Topic: Siding

Discussion: Danny Brewer, a homeowner in our neighborhood, gave color swatches to Michael Washington.

Topic: Crime Watch

Discussion: Bill Dorner chairs the crime watch committee. Call Sheriff with any information.

Miscellaneous: At the end of July Pike Performing Arts will sponsor "A Taste of Pike" which will be located near Pike High School.

Meeting adjourned at 8:51 p.m.