

**Twin Creek Homeowner's Association  
December 13, 2006  
Robin Run Chapel Room**

Board Members in attendance  
Brady Krueger, President  
Charles Young, Vice President  
Wyatt Smith, Treasurer  
Jennifer Wall, Secretary  
Jason Scheuer, Alternate  
Ed Parada, Alternate

Meeting called to order at 7:14 p.m.

Reading of minutes, Brady Krueger  
Approved by Wyatt Smith  
Seconded by Charles Young

**Treasurer Report**

Wyatt said that all budgeted areas are going well. Any excess monies can be rolled into the reserve fund. Wyatt will have a final budget analysis for the fiscal year at the next meeting. Excess things for this year were new swings and hardware for playground and new signs to announce board meetings. We had reserve fund study done and these purchases should not come from maintenance but the reserve fund. In the budget these monies were moved from the common maintenance.

Ed motioned to move remaining balance to reserve  
Seconded by Charles  
Unanimously approved

**Secretary Report, Jennifer Wall**

**Topic:** Neighborhood Voicemail.

**Discussion.** Voicemail is now utilizing the different mailboxes. Wyatt Smith is managing the mailbox for title companies. Michael Washington has the architectural mailbox. Jennifer Wall has miscellaneous.

**Topic: Welcome Work Group**

**Discussion:** One neighbor has come forward to say she will make cookies. We are in need of a few more volunteers. Wyatt said he would be willing to pass along addresses of homes that have sold in our neighborhood to the welcome committee.

**Action:** Jennifer will try and coordinate the current volunteers to begin a start up.

**Topic: Update on Neighbors and telephone numbers**

**Discussion:** We need to somehow keep up with new neighbors and their telephone numbers after directory has been distributed. Perhaps welcoming committee could get information from homeowners.

**Action:** Next year we will put a section in the annual dues to update your information and this information can be passed along to Bill Dorner, who keeps the neighborhood database.

Ed motioned to accept this report.

Seconded by Jason

Unanimously approved

**Old Business:**

**Architectural Committee:**

**Discussion:** White gutters. Homeowners (6310 Sagewood) stated that they are the second owners and would have liked to change to siding color but in fact, they stayed with what the original owners had. Since they replaced like with like, then no letter was needed. Gutters will stay.

Issue 2006.16 need signature letter, two tone siding

2006.17 incorrect orange door, sent a letter, no response, getting signature required letters

2006.18 wooden screen door, letter to be sent requiring signature

Basketball goal taken down

Screens needed to be replaced from hail damage; chairman from committee looked at it and felt that it didn't warrant a letter. We'll look at it during the spring walk thru.

**Action:** Homes on Bird Branch with cream trim: Michael will get the addresses, signature required letter. Home on Brookstone Court with cream trim:

Remind all Brookstone residents that all trim should be white. Brady will get a number to verify a true white.

**Sarah Phillips, Landscaping Work Group Chair: not present**

**Greg Clark, Lighting Work Group Chair: not present**

**Discussion:** Brady called IPL about the street lights that are leased from them. There is a 48 hour response time. He called on 12/12/06.

**Action:** If not working by Friday evening, IPL should be called again. Brady needs to get with Greg to replace entrance lighting (ones that shine on the trees and the sign, and the island). They will be getting replaced this spring March or April on the aesthetic lights so the board doesn't feel money should be spent to correct the problem.

**Topic: Bump in road**

**Action:** Bump in road, leveled down. We will wait until we take care of the underlying problem (trees growing under the bridge) to see about further work.

**Topic: Webpage**

**Discussion:** Brady met with Kristi, our webmaster. We could have registrations on the current website to register to get newsletter electronically. This would allow us to

communicate with neighborhood more frequently. Kristi is investigating the cost and will contact Brady. Board to review website prior to next meeting in order to decide what can be deleted and/or changed. Planning to reformat website to a "page" format for each committee.

**Action:**

**Brady** will scan rules and standards and get covenants word document (from Wyatt) and get to Kristi. Talk with Kristi about adding a page for crime watch, block captains  
**Jennifer** will send Bill Dorner's email to Kristi, along with email addresses of all arch. Committee members, for the architectural link and Halloween pictures.

**Topic: Trashcans in neighborhood**

**Action:** Trashcan delivery and placement....completed!

**Topic: Update on maintenance companies**

**Discussion:** Lawn Life, several neighborhoods, has been around 35 years. Luxury Lawns cares for Robin Run. In comparison, about the same price. It compares price wise with what we currently have however; we are hoping to have better performance from this group. We need to have a non-performance clause if we sign more than a year long contract. One of our biggest complaints has been the flowers. It was noted to ask about clearing sidewalks in the common areas.

**Action:** Lawn Life accepted as new maintenance company if an escape clause is added.

Motion made by: Wyatt Smith

Seconded by: Ed Parada

EBM Lawn Care contract is terminated due to lack of performance.

**Topic: Holiday Light Award**

**Discussion:** Acknowledge homeowners who have nice displays of lights. Top three could be awarded. Jason will be lighting judge along with Darren Wall and Matt Rota Autry.

**Action:** Light Award will be given by 12/23/06 by 8:00 in the evening. Check the website for winners.

**Open Forum:**

No issues from the floor.

Christmas decorations are in the association storage. Brady will get with Lee Mariner and they will put them up this week.

Meeting adjourned at 8:22 p.m.

Next meeting will be Wednesday, January 24, 2007 at the Robin Run Chapel.