

Twin Creek Homeowners Association Meeting
Clarence Clark's residence- 5101 Brookstone Way
3/24/10

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

Also present,

- Ryan Naylor – KMC

4:30 pm meeting called to order

4:35 Old minutes were reviewed at meeting, motion by Ed to approve with minor corrections with Wyatt 2nd , unanimously approved

4:40 Secretary's report – Ed Parada

- Received Email from Neighbor regarding website update. Ed apologizes as he has been lax in his duties and will send info shortly to webmaster to update.
- Ed will also change Wyatt's email like

5:50 KMC report, Ryan Naylor

- First order of business was to discuss the contract with lawn care company, First Class.
 - Ryan was able to get the FC to come down slightly in price and hit our budgeted numbers for lawn care.
 - Board asked various questions and confirmed that trail maintenance was in the contract. Notes were made on the contract and board voted unanimously (motion by Ed, 2nd Wyatt) to use FC. Ryan feels very comfortable with them and has been pleased with the work and responsiveness on other neighborhoods he manages. Responsiveness and accuracy were two of the most important traits the board was looking for in the landscape company this year
- Dues collection is proceeding
 - 16 neighbors have not yet paid dues this year plus 3 others that owe this year plus prior year(s).
 - Total there are 4 "super" delinquent neighbors, one of which has been gone from the neighborhood for over a year.
 - There appears to be only one home in foreclosure in the neighborhood (per the ownership records)
- The \$3 mixup on late fees was written off on KMC's books and HOA was reimbursed for KMC's error
- It was decided that those neighbors that did not pay a small portion of dues (late fee the majority of the time) if not paid will be rolled forward until next year as there it was agreed that it would not make sense to get legal involved for a small amount such as that.
- Ryan will look into the odd amounts that some neighbors owe
- Property Inspection
 - Letters are being sent out to violators and will be tracked on a report that will be shared with the board
 - Process involves first a letter in which Neighbor can call KMC or correct by given date specified in letter
 - 2nd letter states that You, neighbor, did not call or correct, will contact attorney in 10 days
 - 3rd letter – from attorney giving them X days or going to court
 - Garage door is already in the attorney's hands
 - Fence by park is undergoing repairs
- Sign posts are being painted/ have been painted.
- When warmer Ryan will look into replacement of battered signs and get quote.
- City states that when warmer they will look into the street crack

6:35 New Business

- Ryan will check into a street sweep for the neighborhood (Ed noted lots of rocks and loose gravel on streets)
- Ryan will send board a follow up to do list confirming action items
- Decision on how to proceed on reserve fund (looking at study) will be made at coming meetings
- ☐ Write off 5-\$3.00 fees 3-29
- ☐ Follow up with city of Indianapolis re: streets 3-26
- ☐ Price street sweeping 3-26

We received an Email Question from neighbor regarding the boards plans for neighborhood/why dues were increased. The short answer is that there is a variety of items that the neighborhood is responsible for, including stone entrances, sign posts, playground, creek etc. Any item that is not a normal annual expenditure (eg lawncare or flower beds) is considered a long term item and is paid out of reserve fund. A reserve study was completed several years ago to determine all items the neighborhood would focus on in a 20 year period and estimated prices for each and approximately how much needed to be set aside. In the coming months the board will be a meeting with KMC to determine a course of action for this year and going forward.

Next meeting will try to coincide with Ryan's meeting with his neighborhood on this side of town as well, therefore next meeting is TBD with location ideally at Clarence's house.

Meeting adjourned at 6:00