

Twin Creek Homeowners Association Meeting
Clowes Hall – Butler University
12/16/09
(meeting moved from 12/9 due to inclement weather)

Meeting called to order
Board members present
Wyatt Smith
Clarence Clark
Ed Parada
Russ Kushigian

Also present,

- Resident -Elise Kushigian
- Ryan Naylor – KMC

5:45 pm meeting called to order

5:46 Old minutes were read at meeting, motion by Wyatt to approve with corrections with Charles 2nd, unanimously approved

5:47 Secretary's report – Ed Parada

- Email forwarded to Ryan about architectural issue in Brookstone.

5:48 Treasurer's report, Russ Kushigian - motion from Ed to accept, Wyatt 2nd

- Year to date dues – Much improvement has been made in collecting past due HOA dues, to wit only \$5,008 is still delinquent as of 11/30/09 and an additional \$1,000+ was collected when house sold in early December. Several homes remain and Ryan is working close with EMP to keep updated on their status.
- Discussion of delinquent homeowners and process to collect – Ryan and Russ are still working on the final specifics
- Year to date financials are on track with no major expenses. 2009 dues were slightly lower than budget, however that has been offset with income from late fees and recovered legal and lawn care fees.
- There was discussion of Landscaping fees and the validity of additional mows. Ryan is meeting with Joe Winship of KMC and EMP on Friday to discuss our issues and review contract with current landscaper. In summary, the board has not been satisfied with the performance of our current landscape company, their oversight of our neighborhood and the manner in which they have worked with us.
- selection of landscaping is still being determined. A workgroup is being formed with Wyatt, Clarence, Russ and Elise to better clarify what the HOA is looking for from landscaping company (e.g. more detail with what duties to be performed). This is being done to better lay out for landscape company what HOA expects from them so there will be no confusion.
- Holiday decorating contest cost of \$50 is in budget and motion by Russ, 2nd by Ed to approve expenses was made. unanimously approved
- Motion to approve Comer-Nowling to file tax returns for HOA at a cost of \$235
- Trash pick up was not being done by our landscape company and to do so would be \$30/hr. Trash pick up was approved not to exceed \$25/hr for more than 4 hours. Motion by Wyatt, second by Ed unanimously approved. Ryan will obtain either KMC or someone else to do it at this price or lower.

6:15 KMC report, Ryan Naylor fell ill but some items on his report that were discussed

- Finance
 - Meeting will be held in January for Board to meeting with collection staff to become familiar with collection procedure. Will likely coincide with monthly board meeting.
- Mailboxes/posts
 - 10 were replaced
- Architectural
 - Ryan proposes a weekly email to board to keep them in the loop on violations and resolutions. Board/KMC will be much more stringent than in the past in dealing with home violations.
- Sign Repair
 - Motion made by Ed second by Wyatt and unanimously approved for \$360 for repair and replacement for the sign at the corner of Twincreeks Drive and Brookstone Way. Repairs by Signco
 - Motion made by Ed second by Wyatt and unanimously approved for \$1,000 for repair and replacement for all signs identified in Signco's and Ryan's inspection.
- Work Orders
 - Roadwork on Stonecreek Court re-opened (was not finished by city)
- Creek Bridge Refurbishment
 - Received one bid from Ski
 - BAM Landscape and Rocky Mountain Landscape are also providing bids and will have shortly
 - Ryan is working with City to see if it may be possible to get them to do the work at City's expense.
- Refurbishment of stone signs
 - Brody Campbell and Kipps Masonry have quoted it. Ryan will send Elise specs of quote for Brody to request it.
 - It was agreed that caps are needed
- Lighting
 - IPL was out to inspect area and identified two additional areas for lighting. Ryan is waiting on quote from IPL
- Misc Items
 - City fixed signage at Stonecreek court

OTHER TOPICS FOR NEW BUSINESS

- Annual meeting will be at Pike Library on June 21st

Next meeting will be the on Tuesday January 26th, 2010 – at Kirkpatrick Management Company

Meeting adjourned at 7:20