

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
3/25/09

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

7:08 pm meeting called to order

7:10 Old minutes were read at meeting, motion by Wyatt to approve with Changes, 2nd by Russ

7:15 Crime Watch – reported today that lot 221 witnessed someone trying to take a car hood ornament

7:20 Secretary's report – Ed Parada

- Voicemails regarding dues were sent to Russ.
- Voicemail received about a barking dog, letter will be sent to the homeowner regarding said dog with city and HOA guidelines. Reminder to homeowners please be respectful of your neighbors if you have pets, with regards to their "waste" and noise.

7:25 Treasurer's report, Russ Kushigian

- Approval of the annual expense for treating the ponds for algae and nuisance aquatic vegetation and adding water colorant. Season is April through October. Total cost is \$1,670.05. This represents a \$137.47 savings over the 2008 contract with the same Aquatic Services of Indiana. Motion by Wyatt, second by Ed
- Since bookkeeper resigned, we are checking into the professional management of the finances of the Association, preliminary investigation has revealed that cost would be about equal to what were paying the bookkeeper.
- Year to date dues- 211 paid and 2 partials, leaving 13 unpaid and of those 13, 6 are foreclosure/BK or vacant
- Year to date financials – will be posted but not much expenses to date
- New landscape company has taken over called Nature's Partner, we will pay them over an 8 month period
- Revised budget reflecting new landscape contract was presented and approved

7:55 Architectural Committee:

- Legal Letter sent about antenna, antenna was taken down. Of note the cost of legal action was greater than anticipated due to research done by law firm regarding laws. We will monitor more closely legal expenditures, however, this goes to a deeper question as to how far to press issues if the HOA cannot be reimbursed for expenses.
- A request for a new fence was approved by the AC, home is in Brookstone (6335 Twin Creeks Drive)

OTHER TOPICS FOR OLD BUSINESS

1. Bids on tree removal at entrance of Brookstone and across creek by lot 138 will be obtained in conjunction with choice of landscape company and a warming up. Wyatt states that vendor who has done lots of work for us has been out of town and will get bid from him once he returns. We are checking into Clyde, Davey and Natures Partner
2. Elise brought up idea of having calendar on website of upcoming events in neighborhood.
3. Russ brought up idea of having summer ice cream socials during June, July, August and perhaps September. Cost is minimal (based on annual August social of crime watch).

OTHER TOPICS FOR NEW BUSINESS

1. Some street signs are showing wear and tear especially on eyebrow which has fallen on ground
2. website – appears cluttered, may need to be redesigned for better navigation, check to see if reserve study was ever put on web, no notifications are being sent, can we get numbers of people looking at website
3. need more volunteers for AC
4. Ed will look into what it takes to get tax exempt card for purchases due to our NPO status
5. Russ brought up the idea of a barter system to get paid for dues but consensus on board that it was not a good idea

Next meeting will be on April 22, 2009

Meeting adjourned at 8:14