

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
8/22/07

7:10pm Meeting called to order
Board members present
Brady Krueger
Wyatt Smith
Ed Parada

Diane Richards from Architectural committee was present

7:15pm Old minutes read, motion by Wyatt for approval, Brady Second

Treasurer's report: Wyatt Smith

- Budget is on track except for snow removal
- Concern about taxes for 2007/ 2008, with reassessment will have to budget a higher amount
- Plan to allot more for legal expense to begin to more rigorously enforce covenants by submitting them to the lawyer we have on retainer
- Common maintenance is close but below budget, all other items are within budgeted amounts
- Wyatt and lawn maintenance company (Cory) have been attempting to contact DNR. DNR will need to assess the status of our creeks and waterways to see what needs to be done (DNR is responsible because they are located in a flood plane). This will likely cost a large amount of money for which only a minimal amount has been set aside in the reserve fund as the reserve fund study did not address the maintenance and upkeep of the creeks per se and not to the extent that the DNR will require the neighborhood. Brady, Ed and Wyatt walked the creek areas on 7/31 and noted severe erosion and several large trees ready to fall. This cost would be over and above the cost currently allocated to remove the "islands" directly next to the bridges by the playground and as one enters from 62nd street. These costs will be addressed in the upcoming budget somewhat and will likely call for an increase in dues. OF NOTE: the current fee of \$266 per year has remained at that level for the past 5-6 years.
- Motion to accept by Ed, Second by Brady

Secretary's report :

- Voice mail – NONE.
- Welcoming committee – Brady to email Ed with names of people interested in being on committee, action to likely coincide with newsletter publication
- Motion to accept by Wyatt, Second by Brady

Architectural Committee: Diane Richards reporting

Issue Number	Description	Issue	Current action
Resolved			
Pending			
2007. 66	signature required letter sent requesting compliance with Fieldstone mailbox standards (black mailbox with hand lettered address)		Went to board for action
2007.68	not approved letter sent - denied request of demolition of concrete sidewalk to replace with bricks in sand and brick overlay on sidewalk		No further action required
Unresolved – needs to be submitted for board action**			
2007.59	exposed/improper storage on porch and side yard		TO BOARD*
2007.50	Roof repair - Missing shingles		House is in foreclosure, Wyatt will

	since hail damage and black mailbox post - replace or sand.		check with legal to see what if anything can be done
2007.60	non matching (patched) grey vinyl siding since hail storm - entire north side needs to be replaced with the same (matching) material.		TO BOARD*
2007.60	white Kitchen type door on screened porch, needs to restore to original screen type door.		TO BOARD*

* Letters were not sent signature required, Diane agreed that they will be sent again with required signature and if no action will be submitted to the board

** Motion to appoint one (or both) of the VP's as architectural coordinator. This position will handle sending out official letters to homeowners from the board once Architectural committee turns them over to the board and then if no reply forwarding them to our legal counsel. Also it was agreed that there should be an official form letter from the board. Motion was made by Brady, Second by Ed

NOTES

Walkthrough – As of 8/22/07 95 Brookstone homes, remaining: 30 Brookstone and entire Fieldstone. Noted maintenance and repair problems. Plan to send letters to homeowners by standard mail (not signature required) due to number of homes involved.

Mailed Purdue tree maintenance information to landscape contractor on potential damage to common area trees due to volcano mulching.

Suggestion came up from a resident to personally contact the homeowners at some point in the process to personally tell them about infraction. Point was made by Board member that when he tried to do this in the past he was met with only negative responses therefore he recommends contact by letter only. Also point made that Architectural committee (and Board) are volunteers and due to potential volume of work this would be a burden on committee. Diane agreed to take this possibility up with the other members of the committee to see what they would say.

Landscape Work Group: Sarah Phillips not present but update

- Brady will talk with Sarah to see if she had met with Dean (homeowner who is landscape architect and is interested in helping out)
- Still no word if Sarah has received the design from Noll Landscaping yet
- Wyatt checking to see if Cory ordered materials for Berm on Georgetown

Lighting Workgroup: no members present

- Brady will get materials from Greg

Old Business :

1. Brady to investigate suggestions made by attending homeowner about lighting- **Don't have it yet**
2. Wyatt states that we/ Cory are waiting to hear from DNR still and he will follow up with them as well –**Ed will contact Carolene Mays (state rep) if still have not heard from DNR by end of week**
3. Discussion of additional mulching or tilling of current mulch will need to be done to playground as well – slide the possibility of it being powerwashed
4. newsletter – Articles will be needed by various committees and board members, Kristi will be doing newsletter and is on vacation until 2nd week in August, need to communicate with her so we can determine how many articles we need – **Ed will contact Kristi to see how many articles needed and coordinate gathering info**
5. Pond behind house and there have been several smaller trees that must be dead or have just fallen over in the water. Can we get those cleared out or whatever needs to be done with them? - Wyatt will take a look at and contact Cory if they are small - **Addressed**
6. tree branches need to be trimmed back from the sidewalk so you can actually walk on the sidewalk (when you come into Brookstone and go over the creek). – **One side was done, wyatt will contact Cory about the other side**
7. Something being done about the house across the street from Jason on the circle? Weeds growing out of the driveway, the yard is a disaster and the house looks really bad and not kept up. – **Jason commented that has talked with Owner and the owner has a lawn company.**
8. clean up of wooded common area and creek. – on Tuesday July 31, Ed, Wyatt and Brady will walk through to survey issues. DNR will need to look at this as well – **This was done, there are some fairly serious issues (see treasurer's report above)**
9. Date for Fall garage Sale - Potential for September Friday and Saturday 28 & 29, checking into potential for Sunday as well if there is interest – **will be Friday and Saturday 9/28 and 9/29 only**

New Business:

1. Newsletter – Ed will coordinate with Kristi
2. Budget will be discussed further at September meeting
3. There is a log in the pipe in the creek – Wyatt will contact Cory to move
4. Wyatt to contact Cory as well about overgrowth in path behind Fieldstone houses

Next Meeting will be September 26, 2007 at Robins Run Chapel, 7:00pm

8:43 Meeting adjourned.