

Minutes from Twin Creeks Homeowners Association Meeting

May 24, 2006

Present:

Lee Mariner, president

Brady Krueger, vice president

Charles Young, vice president

Wyatt Smith, treasurer

Jennifer Wall, secretary

Kelly Rota-Autry, secretary

Jason Scheuer

Ed Parada

Diane Richards

Kevin Johnson

Michael Washington

Mr. Murray, association attorney

Meeting was called to order at 7:07 pm

Kelly Rota-Autry read the old minutes from March. The meeting time was corrected by President Lee Mariner who stated meetings will be held the fourth Wednesday of every month, in the event where five Wednesdays occur in a given month.

Jennifer Wall read the old minutes from April. No corrections were made. Lee Mariner motioned the minutes be accepted as is. Wyatt Smith seconded that motion.

Treasurer's Report

Our budget is still on track. There are only five homeowners who have not paid their dues. Our attorney, Mr. Murray, stated, this is unbelievably low for a homeowner's association. Wyatt was asked about some of the attorney fees and Wyatt explained our attorney is paid when letters are sent out for noncompliance to architectural, covenants violations and/or non-paid dues. Wyatt was also asked about the reserve fund. Wyatt said we have used our reserve fund for new signs. Our reserve fund is at approximately \$58,000 and stated that number is comfortable based on our current expenditures. Diane Richards asked about oil spots in streets. It was also noted that oil spots on the streets caused by homeowner's vehicles should be called into the Mayor's Action Line.

Playground Equipment

New green bucket seats and green belt swings with vinyl coated chains were researched by Brady. He will submit figures to Wyatt by Wednesday. Money from the reserve fund will be used.

Flowers

Lee asked when next step in planting would take place. Wyatt stated that Jay will be getting out to the community in a week or so to plant flowers. Jay has been recovering from heart surgery.

Security

Our sheriff patrol will be starting soon. Lee stated there are lots of contractors in the area and for homeowners to be aware of those coming in and out of the neighborhood. Kids have been riding motor scooters and a dirt bike without a license and/or a helmet. There was a concern with solicitors and Kelly Rota Autry will collaborate with Bill Dorner to begin educating the community, through the newsletter and Crime Watch flyer, on solicitors with no identification. A suggestion was made to put up Boy Scout and Girl Scout sales from neighborhood children on the website so that homeowners can support the children in the neighborhood as they come to the door and sell.

New Business

- Kids are playing too late on basketball court. Lee made the motion to take the nets down until a solution can be found. Brady seconded that motion.
- Concrete trashcans were suggested for the playground/ common areas. Board will research cost and evaluate this.
- Hail damage: Contractor signs have been allowed in the past when work is being done, but the board agreed to adhere to no signs per the covenants. Weatherwood is the color to be used on all roof shingles. Brady gathered information on paint and found Deluxe Paint has discounted prices for our community.
- Website Update: The following numbers will be added to the website for homeowners to have quicker access to the numbers of: The Mayor's Action Line, Sheriff's Non-Emergency Line and The Better Business Bureau. Our TCHA website address will be posted at both entrances of the communities to inform our community.
- J. Scheuer suggested reopening a discussion board on TwinCreeksHOA.com with logins and passwords. It was discussed and the board is looking ways to have a more secure avenue with content of a message board. The board will ask Kristi about sites allowing better login and how this might be accomplished. Kristi will also be contacted to be sure meeting dates and times are on the website.
- July 1 was chosen as the best date for the neighborhood parade and pitch in. Kelly Rota-Autry will send out a flyer to all homeowners to gain a commitment to do it and to create an interest back in the community gatherings.
- Lee accepted to contact The Mayor's Action Line about posting a Children at Play sign on the streets of Bird Branch Drive and Twin Creeks Drive because of the high numbers of children in that area.

Meeting closed at 8:34 pm