

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
2/25/09

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

7:09 pm meeting called to order

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

7:14 Motion by Wyatt to remove Brady Krueger as president and board member, 2nd by Russ, no opposed

7:15 Crime Watch – no report

7:20 Secretary's report – Ed Parada

- Voicemails regarding dues were sent to Russ. Voicemail received about a fence down on lot 26, Fence is on homeowners property, so while cannot specifically require them to fix fence per se, board can require homeowner to either fix or remove it. Letter will be sent to that homeowner as well as lot 58 that has a fence down as well.

7:25 Treasurer's report, Russ Kushigian

- Of 226 lots, 198 have paid in full, and 2 have paid partial and will pay in full shortly. Of the 26 unpaid, 6 are in foreclosure, vacant or are in BK proceedings
- Minimal comments on YTD financials as through 2/20/09, not many expenses and snowplowing had not yet hit the books yet.
- Resident Shirley Gaspar resigned as bookkeeper. The board thanks her for her many years of service.
- All RFP's were compiled and viewed and board voted to accept Nature's Partner as our Lawncare company for 2009-2010 subject to successful review of the contract. Nature's Partner was not only low bid but received exemplary reviews various references. Also snowplowing/removal will be discussed with them as well. The procedure for ice and snow was discussed and will be hashed out with choice of landscaping company.
- Motion to accept Barthuly to handle irrigation (water sprinklers) made by Russ, 2nd by Wyatt, all in favor

7:55 Architectural Committee:

- Legal Letter sent about antenna

8:00 Landscape Work Group nothing to report, not present. When final contract is signed, this spring planting will be discussed with whomever is chosen.

OTHER TOPICS FOR NEW 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.
2. "Guts" of one of the temporary signs were blown out during wind storm. Ed made motion to purchase new innards and a plastic container to hold all letters (currently held in Marsh brown paper bag), 2nd by Russ, all in favor
3. Elise brought up idea of having calendar on website of upcoming events in neighborhood.
4. 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).

Next meeting will be on March 25, 2009

Meeting adjourned at 8:14