

**Twin Creeks Homeowner's Association
Monthly Meeting
September 27, 2006**

Called to order at 7:04 p.m.

Board Members Present:
Brady Krueger, President
Kelly Rota Autry, Vice President
Wyatt Smith, Treasurer
Jennifer Wall, Secretary
Jason Scheuer, Alternate

Reading of Old Minutes

Wyatt Smith approved minutes
Kelly Rota-Autry, seconded

Treasurer's Report, Wyatt Smith

It is reported that the budget is on track to finish year. We are over budget on administration because of directories and in the category of common maintenance because of tree removal, signs at basketball court, and new sprinkler system controller of in Fieldstone. We still plan on being on or under budget.

Matt Mora addressed maintenance of common area. He stated the area is very weedy. He questioned if the mowing crew edges these areas. Wyatt said it is scheduled only once or twice a year because it is very expensive. Dues may have to be raised to budget for edging.

Jay and Wyatt will bring an estimate to clean out under bridges.

Discussion: Big bump in street on Creeks Crossing.

Action: Brady will contact Mayor's Action Line.

Treasurer's Report accepted as is.

Architectural Committee: Michael Washington

New siding is more vibrant than the color that was previously on the home. Asked board their decision on homeowner getting the same color but what to do if one side is faded and one is not. It was noted that insurance companies are only approving a few sides. There isn't much the board can do, if, in fact, the homeowner went with the same color. Matt Moyer added that proof needed to be made that homeowner went with the same color. Lee Mariner said that homeowners need to talk to contractor/adjustor about our covenants. Don't use the word "match", but specify what exactly is needed. Brady Krueger said that letters need to be sent to homeowners in question. Please contact the architectural committee with addresses that are in question.

Michael made phone calls to homeowners with urgent issues. It was noted that Kevin Johnson has decided to be inactive on the architectural committee. One driveway in Fieldstone was in bad shape. Driveway has been replaced and looks great.

Board Member posed that there is a house with basketball hoop nailed to the front of a house on Robinsrock Lane.

Action: Michael Washington will send a letter.

Sarah Phillips spoke about homeowners who haven't addressed hail damage. Michael Washington addressed Board about what to do with homeowners who don't address algae on roof or hail damage. Brady replied that perhaps insurance hasn't paid homeowner yet. Fieldstone has the option of all screens or no screens in windows. Lee stated that the committee should undertake the beauty of the community. We want to make sure we have ourselves presented as best as possible.

Board needs to define role of architectural committee and landscaping and lighting work group.

Action: Put on agenda for next meeting.

- Homeowners 1-4 didn't respond and letter will be generated by Michael Washington and sent by the board.
- Walk-through: Wyatt will deliver information to Michael on walk through of Fieldstone Architectural Committee will take a look at issues and send letters if needed. There will also be follow-ups in the fall.
- Homeowner 8 lawn care: Board will send letter. Michael will generate letter and give to the board.
- Wyatt sent letter to Homeowner 9 and will send another letter because homeowner told Brady he didn't receive it.
- Alleged squatter in Fieldstone: Alleged squatters get to stay on until 10/10, according to court ruling.

Action: Architectural committee will give Kelly info. to put in the newsletter.

Lee Mariner and Greg Clark have volunteered to be on the architectural committee.

Playground: Brady Krueger

Discussion: Mulch is fine in the playground. Slide crack in fine for now but will look at it again in the spring. Basketball court issues will be re-addressed in the spring and homeowners living around basketball court will be contacted.

Action: January meeting we will be addressing this issue. We will address mulch as well. Fall walk-thru will determine what needs to be discussed.

Mailboxes: Brady Krueger

Brookstone, white mailbox

Next Day Signs \$4.80 for numbers and put on for an additional \$5.00. Tell them you are with Brookstone/Fieldstone Neighborhood. Specify to use only the numbers and apply on the back sides of the mailbox.

Lighting: Brady Krueger

Greg Clark is chair for work group. Brady met with one company and would like another company to come in and give suggestions. Brady gave his information to Greg. He would like someone who spends a lot of time outside to give opinions on lighting. Matt Mora

volunteered. Anyone else can contact Greg Clark to volunteer for this committee gclark9898@aol.com and phone at 299-5255.

Newsletter

Fall festivities, board member, dues, work group info., architectural news

Action: Kelly will have it out by 10/1 and metered. Bill Dorner has addresses on a database

Message Board

Seven people signed up to board. We can talk with Kristi about having a link on our website. Write up in newsletter.

Action: Jennifer will contact Kristi for link.

Meeting Signs:

Jennifer sent proposal to Wyatt and Wyatt purchased signs. Signs will be in place for the next meeting.

Landscaping: Sarah Phillips

Contacted a neighbor about being on the committee but thought Brown's Landscaping had been the contractor but they were not. Called Mayor's Action Line to get a plat plan. The approach is a master plan and to do a presentation board for the community and a phase in schedule. There would be an initial cost for this. There will be theme issues as well. People are welcome to be part of the landscaping work group and can contact sphillips@area4office.com or phone at 317.872.3168.

New Business

Wyatt gave the board budget numbers for next year.

Action: Board is to look them over and we will discuss this first at the next meeting.

Halloween

Oct. 31 Jason Scheuer is putting on an event for the kids. A parade will be in the neighborhood. Possibly events planned as well. Events in the community have been budgeted. Suggestions made were a banner for the parade that could be reused year after year. Maybe just an hour before trick or treating. Email Jason if you would like to help out with this event.

Voicemail: Jennifer Wall

Discussion: Jennifer suggested we use our four mailboxes on the system. Mailboxes will include: Title Companies, Wyatt Smith

Architectural Committee: Michael Washington

Neighborhood Maintenance: Jennifer Wall

Miscellaneous: Jennifer Wall

Action: Jennifer will set up the system and alert each of the above persons when they can begin checking their voicemail. Each person will be responsible for checking the assigned mailbox on the system with a protected password.

Communication w/work groups: Jennifer Wall

Discussion: Work Group Chairs were asked to attend the monthly meetings to update board. A chairperson should contact one of the board members if any decisions are to be made before the next monthly meeting. Work Groups will be advertised on the website, newsletter, and EZBoard, and possibly electronic newsletter.

Action: Jennifer Wall will contact Kristi, the webmaster, on linking up architectural committee, and landscaping and lighting work groups to their chairpersons' corresponding email and advertising work groups. Brady will talk with Kristi about electronic newsletter.

Open Forum:

Diane Richards spoke about the architectural committee:

- Suggested a procedure that followed every time
- Consensus of the group when making decisions
- Would like board to help the committee get better adjusted.

Action: Board will set up a special meeting with the architectural committee to resolve some issues. Brady will set up a meeting between the board and the committee.

Meeting adjourned for 8:55 p.m.

Next meeting will be October 25, 2006 at Robin Run.