

Twin Creek Homeowner's Association
January 24, 2007
Robin Run Chapel Room

Board Members in Attendance
Brady Krueger, President
Wyatt Smith, Treasurer
Jennifer Wall, Secretary
Charles Young, Vice President
Ed Parada, Alternate

Meeting called to order at 7:08 p.m.

Reading of minutes, Brady Krueger
Approved with corrections, by Ed
Seconded by Wyatt

Treasurer Report, Wyatt Smith

Discussion: We have spent very little money at this point in the year. We do have a problem coming up with 92 people who haven't paid their dues. Letters will be sent with 2 weeks suspense on it and after that, names will be turned over to the association attorney. There are still 2 people who didn't pay in 2006.

After we have auditor look at all of our numbers, we may be able to \$4600 in reserve from last year.

We gave EBM Lawn Care a 30 day termination letter and any work that they did during that 30 days was paid.

Mr. and Mrs. Tate discussed the repair of the fence in their backyard. Wyatt explained that Estridge put up fence in the community originally and then the upkeep is the responsibility of the homeowner. It was asked if they could get some assistance in paying for this and the board said they would discuss this in private session.

Action: Get copy of plat and it will show what common area is for new homeowners and send out to all homeowners. If we have the capabilities we will put it on the official website. Brady will call Mr. and Mrs. Tate and let them know our decision before our next meeting as to the board's decision to repair the fence.

Motion to accept report, Brady
Approved by Ed
Seconded by Charles

Secretary Report, Jennifer Wall

Discussion: The welcome committee will start with Jennifer Wall and Jamie Felling. We are still waiting to hear from other volunteers. Cookies will be made and a packet of information will be given to the new homeowner.

Action: If you are a new homeowner or know of a new homeowner, email the secretary on the official website. Brady and Jennifer will meet with Kristi, the webmaster, to see if we can provide a link from new homeowner to welcome committee.

Voicemails picked up on the miscellaneous mailbox that needs attention:

- Please do not dump oil in the drains or on the sidewalks.
- Please keep your dogs on a leash. Dogs can be taken to the human society or call animal control.
- Please keep your cars off streets for snow removal. Any car left on street for a length of time and not moved can be reported to the Mayor's Action Line.

Old Business:

Architectural Committee:

Issue 2006.16 need signature letter, two tone siding

Homeowner received letter on 20-Jan-2007 and left message on voicemail 22-Jan-2007. Voicemail checked 23-Jan-2007. Homeowner indicated that the installed siding is the same siding that was originally put on home. The fact that it is new is why there is a difference in color. Suggestion: Install new siding over the entire front. However, it is not advisable to do so during the cold winter months. Siding will crack during installation.

2007.17 incorrect orange doors, sent a letter, no response, getting signature required letters as of 20-Jan-2007 USPS had not delivered the letter. If letter is returned, this will be turned over to the board.

2006.18 wooden screen door, letter to be sent requiring signature

As of 20-Jan-2007 USPS had not delivered the letter. If letter is returned, this will be turned over to the board.

Homes on Bird Branch with cream trim: Michael will get the addresses, signature required letter. Home on Brookstone Court with cream trim. Arch committee reviewed and decided that a letter will be sent indicating that the cream trim is not the correct trim color and that the homeowner must replace with the approved white colored trim that next time the home is painted.

Remind all Brookstone residents that all trim should be white. Brady will get a number to verify a true white. True white color has been secured. It is ICI Dulux Acrylic Paint (for Brookstone); Acrylic Satin Finish-Exterior latex Paint, #2402-0100 white.

New Items:

One or two satellite dishes secured in the mulch beds at homes. A letter is being put together for homeowners, discussing where to place the satellite dishes.

Mailbox post that is black needs to be changed to brown, close to a weathered natural cedar.

5131 Brookstone Way is approved for siding. If weather permits, it will be complete before next meeting.

Sarah Phillips, Landscape Development Planning Chair

Discussion: We are looking at a long term master plan. Sarah has been looking into landscaping companies. At the same time, the board was hiring a new lawn care company, Lawn Life. We will be talking with Lawn Pride, Noll Landscaping, and Lawn Life about the landscaping plans and adding value to the community. They will also be talking to these companies about sprinkler systems and lighting for the future.

Action: Ed and Sarah will meet with the above companies. They will come to present to board and decision will be made, hopefully by February. Any ideas that come through this meeting should go to Greg Clark, especially in the front of the neighborhood.

Greg Clark, Lighting Work Group Chair: not present

Discussion: Brady understands he has talked to at least two companies, talking to IPL and investigating landscape lighting.

Crime in the neighborhood:

If you see something or know of something call Indy Metro Police. Then inform crime watch in the neighborhood. Bill Dorner can be emailed through the official website, www.twincreekshoa.org

Webpage

Action: Jennifer and Brady will meet with Kristi concerning web page. We want to add a page for crime watch, block captains. Jennifer will get crime watch organizational chart from Bill Dorner.

Topic: Holiday Light Award Reflection

Held over for discussion with Jason.

Open Forum:

People walking their dogs are asked to take plastic bags to pick up after dogs in private lawns and in common areas. All dogs need to be on a leash.

The next meeting will be February 28, 2007, 7:00 pm, at the Robin Run Chapel.

Meeting adjourned at 8:30 p.m.