

Twin Creek Homeowners Association Meeting  
Kirkpatrick Management Company HQ  
5702 Kirkpatrick Way (71<sup>st</sup> street & US 37)  
1/26/10

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

Also present,

- Resident -Elise Kushigian
- Ryan Naylor – KMC

5:15 pm meeting called to order

5:20 Old minutes were read at meeting, motion by Ed to approve with minor corrections with Russ 2<sup>nd</sup>, unanimously approved

5:25 Secretary's report – Ed Parada

- Discussion about following up on 911 runs in neighborhood
- Ed talked with Crime Watch Head, Bill Dörner, and he surmised that most of the calls, if not false alarms, may likely be domestic in nature and that most neighbors prefer that they not be asked about it. More discussion is needed if indeed the HOA wants to follow up on these calls or not.
- Neighbors can search 911 runs over the past month at <http://www.indystar.com/apps/pbcs.dll/article?AID=/99999999/NEWS0302/70416062>
- Neighbors can also search historical incidents by either name, address or case # at the following link, [https://www.civinet.net/apps/police/incident/ia/incident\\_report](https://www.civinet.net/apps/police/incident/ia/incident_report)
- Ed forwarded several emails to Ryan from homeowners, one regarding dues; another on a move in (new home purchase in Brookstone)

5:30 Treasurer's report, Russ Kushigian - motion from Ed to accept, Wyatt 2nd

- Year to date financials – stayed within budget for 2009 with likely minimal excess at FYE 2009, although final numbers not yet in
- Discussion of delinquent homeowners and process to collect – Ryan and Russ are still working on the final specifics
- Year to date financials are on track with no major expenses. 2009 dues were slightly lower than budget, however that has been offset with income from late fees and recovered legal and lawn care fees.
- Motion to set aside \$7,300 for 2009 for reserve contribution by Russ, Second Charles. Investment advisor at Edward Jones will be called to determine if we will put the funds in a money market fund at Regions (HOA current bank) or other option suggested by Jones
- Year to date dues – there was discussion and it was agreed that a better breakout of costs due by homeowners should be given (e.g., of total \$X due by homeowner, \$Y is due to HOA, and \$Z to legal, \$A to KMC, etc)
- Due to switchover from accountants and to KMC a motion was made by Wyatt, with second by Ed for funds to be set aside of no more than \$2,100 (unless approved) for an audit AND tax preparation of the HOA financials this year. Going forward, reviews will likely be done.

5:50 KMC report, Ryan Naylor

- Maintenance
  - Street light- corner of Georgetown and Robinsrock, repair to be completed by 1/28
    - (also Ryan is meeting with IPL to discuss lighting study)
  - Street Light - RRock and Stonecreek, a repair request was resubmitted with MAC
  - Trash Cleanup is complete
  - Repair of no soliciting sign is complete
  - Sign refurbishment by Signco will be completed upon warmer weather (fix all neighborhood wooden signs)
  - Additional stone wall bid was received by Shackelford, Ryan will forward specs to Elise for requite by Broady-Campbell t get an apples to apples quite
- Creek Bridge Refurbishment
  - Received one bid from Ski
  - BAM Landscape and Rocky Mountain Landscape are also providing bids and will have shortly
  - Ryan is working with City to see if it may be possible to get them to do the work at City's expense. – still working with City, long process
- Property Inspection
  - Letters are being sent out to violators and will be tracked on a report that will be shared with the board
    - Process involves first a letter in which Neighbor can call KMC or correct by given date specified in letter
    - 2<sup>nd</sup> letter states that You, neighbor, did not call or correct, will contact attorney in 10 days
    - 3<sup>rd</sup> letter – from attorney giving them X days or going to court
  - Garage door is already in the attorney's hands
  - Will check on status of 6385 Robinsrock court – per Ed's check, still in McRoberts name
- Finance
  - 2010 dues are officially owed on 2/1/10, letters will be sent out and late fees assessed. If no response will forward to legal.
  - Motion to pay \$1,675 for amounts owed to Natures Partner, motion by Russ, second by Charles

6:35 New Business

- Motion to pay \$600 Retainer for EMP for 2010 was made by Wyatt, Second by Russ
- RFP landscape details- an RFP will be send out and then members of board and KMC will meet with prospective vendors
- Decision on how to proceed on reserve fund (looking at study) will be made at coming meetings
- Nature's Partner agreement status was discussed

Next meeting will be determined based on when KMC can get the financials prepared, meeting will likely be at Kirkpatrick Management Company

**Meeting adjourned at 6:50**