

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
7/25/07

7:07pm Meeting called to order
Board members present
Brady Krueger
Wyatt Smith
Jason Scheuer
Charles Young
Ed Parada

No Committee members

7:15pm Old minutes read, motion by Jason for approval, Wyatt Second

Treasurer's report: Wyatt Smith

- Budget is on track except for snow removal
- Common maintenance is close but below budget, all other items are within budgeted amounts
- Wyatt talked with Cory and DNR finally responded and is supposed to come out to take a look at our creeks. If they don't come out in a month or so we have the option to have the work done by hand, it will cost the same as with machinery. (Need DNR's consent if use machinery). Wyatt and Board prefer to have DNR's blessing though.
- Need to walk through common area to determine if creeks need repair, this needs to occur before October to determine if rates need to be increased as creek maintenance is extraordinary item. This is scheduled for 7/31.
- Motion to accept by Ed, Second by Charles

Secretary's report :

- Voice mail – one regarding the possibility of putting directory on line- this has been discussed in the past and the general consensus of the neighborhood was that no one wanted their information on-line, even if it were password protected. In addition there are neighbors that have unlisted numbers.
- Ed will look into welcoming committee – Brady to email Ed with names of people interested in being on committee
- Motion to accept by Wyatt, Second by Jason

Architectural Committee: no committee members present but some updates

Issue Number	Description	Issue	Current action
Resolved			
Pending			
2007.57	Yard and exterior scallop maintenance due		homeowner contacted Arch. committee and scheduled maintenance in a few weeks
2007.61	(cable hanging down side of house)		now installed so as to not be visible from street.
2007.65		Request for playset in backyard	Approved - backyard playset project
2007.66	black and dented mailbox with hand painted numerals		signature required letter going out this week requesting mailbox replacement with Fieldstone tan and cream lettering.
2007.67 and 2007.68	lawn maintenance issues		Letters may be delayed due to some minimal yard maintenance activity. We will keep our eye on them
2007.68		Request for change to outside of	committee will be submitting a 'not

		home	approved' letter for request for front sidewalk - brick on existing concrete overlay. Proposal includes loose bricks on concrete and will change the front step elevation to 6" from the 8" construction standard, so is considered a safety hazard. Project also will require demolition of Estridge walkway (to driveway) we don't recommend demolition of existing sidewalks for replacement and feel the construction method proposed is not in harmony with the construction quality of the neighborhood.
2006.16	Two toned siding	Patched off-color Siding	Homeowner indicated that he replaced front siding and is planning to correct Eastside siding this summer
2006.18	Wooden Screen door	Unapproved change	Contact made with homeowner and he has indicated that he will paint his door to match his white trim. – not yet fixed as of 6/20
2007.50	Black mail post	Black post	Homeowner indicated that he would change color. Additional communication will be sent to establish a timeline. Check with arch committee to see if one was established as Michael was going to as his last act on Committee – NO UPDATE
Unresolved – needs to be submitted for board action			
2007.62			Torn screens on screen porch, unapproved door installed
2007.59			exposed/improper storage of barbeque, toys, misc.
2006.16			two toned non matching (sage) siding
2007.50			Missing shingles on roof, black mailbox post
2007.60			two toned non matching (gray) siding

The issue of portable basketball courts was brought up
- the consensus is that there is really nothing we can do as the portables are allowed to be used but must be put away if not in use...it was the board's feeling that letter of law would be to have them taken down after every use. However board felt that that was not in the spirit of the law and in practicality that really doesn't make sense especially during the summer. An attending homeowner suggested we add to the rules and bylaws a seasonal requirement, this is a possibility. This issue will be discussed further

Landscape Work Group: Sarah Phillips not present but update

- Brady met with the homeowner that does landscaping and Brady will provide him with the drawings to see if he has interest in planting (Brookstone Court)
- Sarah still has not received the design from Noll Landscaping yet (allegedly is complete but not in hand)
- Wyatt checking to see if Cory ordered materials for Berm on Georgetown

Lighting Workgroup: no members present but update

- Greg is still looking at potential quotes and working on getting a new one as the current one is extremely expensive (\$15M - \$20M)
- An attending Homeowner has several names of lighting companies and will provide them to Brady

Old Business :

1. Quotes to be obtained from Cory at Luxury lawn about cleaning the creek, Brady was to call, will check status at June meeting. – **Wyatt states that we/ Cory are waiting to hear from DNR still and he will follow up with them as well – see above notes in treasurers report**
2. Brady will talk to Cory as well about a lighting quote will check status at June meeting.- **Cory's lighting quote was very high, Wyatt will also check into this as well- Brady to investigate suggestions made by attending homeowner**

3. Playground issues - Slides need to be looked at for repair or replacement. The board should also look at the overall condition of the playground equipment for other repairs or painting issues. – **Per Brady - Slide needs to be replaced, will likely be done in Spring – additional mulching or tilling of current mulch will need to be done to playground as well – will discuss in August meeting as well and the possibility of it being powerwashed**
4. newsletter – **Articles will be needed by various committees and board members, Kristi will be doing newsletter and is on vacation until 2nd week in August, need to communicate with her so we can determine how many articles we need**
5. **Signs** - additional signage – Diane looking into pricing additional signage to add under Stone wall signage "Brookstone" and "Fieldstone" that states a "covenant community" Wagner Signs did original signage for Estridge – **this was voted on and did not pass**

7:55-8:00 New Business:

1. Pond behind house and there have been several smaller trees that must be dead or have just fallen over in the water. Can we get those cleared out or whatever needs to be done with them? - **Wyatt will take a look at and contact Cory if they are small**
2. tree branches need to be trimmed back from the sidewalk so you can actually walk on the sidewalk (when you come into Brookstone and go over the creek). – **Wyatt will contact Cory**
3. Something being done about the house across the street from Jason on the circle? Weeds growing out of the driveway, the yard is a disaster and the house looks really bad and not kept up. – **Jason commented that has talked with Owner and the owner has a lawn company.**
4. clean up of wooded common area and creek. – **on Tuesday July 31, Ed, Wyatt and Brady will walk through to survey issues. DNR will need to look at this as well**
5. Date for Fall garage Sale - Potential for September Friday and Saturday 28 & 29, checking into potential for Sunday as well if there is interest
6. Date of Neighborhood watch ice cream social - August 7th 7:00
7. Meeting with Website administrator – Brady and Ed met with Kristi Williams to discuss new website package. This package will include - New webpage template/design, Unlimited pages, Unlimited maintenance, Online design and maintenance of new Twin Creeks Newsletter, Logo Integration, Unlimited photos, Forms and Forums, and Email forwarding and maintenance. Voted on and approved, motion by Brady, second by Wyatt

Next Meeting will be August 22, 2007 at Robins Run Chapel, 7:00pm

8:39 Meeting adjourned.