

Twincreeks Homeowners Association Meeting
Robin Run Retirement Community
July 26, 2006

7:10 p.m. Meeting called to order

Business: Board voted on roles within the board.

President: Lee Mariner

Vice President: Brady Krueger, Charles Young

Secretary: Jennifer Wall

Treasurer: Wyatt Smith

Alternate: Kelly Rota-Autry

Votes were as follows:

Lee: 4 president, 1 treasurer

Wyatt: 4 treasurer, 1 VP

Brady: 4 VP, 1 president

Charles: 4 VP, 1 alternate

Jennifer: 5 secretary

Kelly: 3 alternate

Kelly Rota Autry read the minutes from the June meeting.

Changes: Bylaws were changed in December of 1997. Minutes were accepted as written.

Treasurer's Report, Wyatt Smith: Nothing in the Budget has changed substantially since June. A police officer is now patrolling the neighborhood. Signs for website will be available next month, and be installed at the entrance to Brookstone and Fieldstone. The money will come from the reserve fund. If we could foresee some of these issues we could budget for them, rather than use the reserve fund. Common electric covers the sprinklers and lights in the common areas. We lease the entrance lights from IPL and they are responsible for their maintenance. Currently, five homeowners have not paid their dues; the attorney is taking action to collect the money. The Declaration of Covenants is specific about when the dues should be collected. Therefore, a special meeting must be called to change the date. 75% of the homeowners must vote to change the date. A letter will be sent to all homeowners in October advising them that, the association fee is due January 1, 2007. An announcement will be put on the web site stating that homeowners may prepay the association dues prior to January 1, 2007. Lot numbers and addresses must be included on form of payment. Common maintenance covers fallen trees.

Topic: Icy roads

Discussion: The city of Indianapolis uses molasses and salt to melt ice and snow on the streets. It is very expensive and will damage the concrete driveways in the neighborhood.

Action: No salt will be used in the neighborhood to melt snow or ice.

Person responsible:

Topic: Landscape design

Discussion: Wyatt checked the warehouse and no plans from Eagle Creek Nursery were found.

Brady Krueger installed the swings at the playground.

Topic: Entrance lighting

Discussion: Brady Krueger said he understood that since we've been a neighborhood for 5 years that we can deal with another company. Commercial lighting company will come in and make sure lighting is working. Night Lights installed our lights and are still in charge of maintenance of lights. We may need to address the actual light fixture.

Action: Discussion with company about lighting

Person responsible: Brady Krueger

Topic: Mulch at the playground

Discussion: We need to do something different than what is down there. Check on rubber mulch. Either way we need mulch. Rubber mulch will cost more and check the mold factor in shady areas. Lee stated to talk with Yolanda Washington to discuss mulch.

Action: Discuss mulch with Yolanda Washington, Call companies for mulch

Person responsible: Brady Krueger, Kelly Rota Autry

Topic: Painting equipment at the playground

Discussion:

Action: Check to see if paint is needed for maintenance purposes.

Person responsible: Brady Krueger

Topic: Cracked slide in playground

Discussion:

Action: Check the crack.

Person responsible: Brady Krueger and Kelly Rota-Autry

Secretary Report: Jennifer Wall. Minutes will be sent to the board members and they will have 3 days to reply with any changes. Minutes will be sent to the webmaster on day 4.

Topic: Trashcans

Discussion: Lee got information on trashcans for the playground, basketball court, and benches. They range from \$129-\$700. Jay, our landscaper, will be in charge of emptying trashcans. Trashcans with a spot for donation of plastic bags (for dogs) are available and may help with clean up of pets.

Action: Trashcans ordered before next meeting (5).

Person responsible: Lee Mariner

Topic: Newsletter

Discussion: We are looking for a volunteer to publish newsletter. Spring and fall newsletters will be distributed.

Action: Letter sent to homeowners to get volunteers for layout and writing of newsletter

Person responsible: Kelly Rota-Autry and Lee Mariner

Topic: Basketball Hoops in the streets

Discussion: Homeowners upset about basketball hoops in the street.

Action: Talk to attorney to see if there is any other avenue to pursue as a board.

Person responsible: Lee Mariner

Topic: Community Connection, Brinks

Discussion: Any homeowner who gets or refers someone to home security, installation is free and \$75 is given to homeowner to either pay their association dues or give donation to the association. This is a special program for home owner's associations and business. It was noted that anyone who has a business to sell to homeowners in the neighborhood, contact the board and this can be discussed at any board meeting and transferred to board minutes. Anyone who wants to advertise in newsletter or website can, at the cost of \$25, per ad, per issue.

Action: Offered Brinks Security Systems to the community as an option

Person responsible: Contact Lee Mariner

Topic: Neighborhood Communication

Discussion: Prototype of message board built. It is still a work in progress.

Action: Will send out to board

Person responsible: Jason Scheuer

Topic: Website

Discussion:

Action: Update officers, architectural committee

Person responsible: Lee Mariner

Topic: Violations from hail storm damage

Discussion: Homeowner A was cited for unapproved siding. Homeowner B was cited for unapproved roof color. Homeowner C. Board has questions regarding roof.

Action: Contact Michael Washington to see if letter was sent out to Homeowner C.

Person responsible: Lee Mariner

Miscellaneous: Festival at Robin Run, September 15, 2:00-8:30 p.m. Music, booths, and food will be available.

Meeting adjourned at 8:40 pm.

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