

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
1/23/07

Meeting called to order
Board members present
Brady Krueger
Wyatt Smith
Ed Parada

7:10 pm meeting called to order

7:20pm Reading of old minutes, motion for approval by Brady, Wyatt Second

Secretary's report :

- 4 Voicemails were rec'd about dues, 2 were resolved, Ed and Wyatt contacted the other and had not heard back yet

Treasurer's report: Wyatt Smith

- Budget discussed, no major issues with expenses. Only 62% of dues have been received. Letters will be going out one last time from Wyatt reminding people of due date or their need to contact Wyatt if having payment issues. Next step after Wyatt's letter is to get the attorney involved.
- Final year end accounting will be presented by bookkeeper to accountant for his review and report
- Wyatt will check into cost of reserve study with accountant. Our estimate is that it will run in excess of \$10,000 which would imply that it would have to be delayed until next year.
- Wyatt will also get with Cory about an estimate to complete the creek work. The cost will determine how and when to proceed. Once the estimate is received and year end financials are done, Wyatt will provide Ed with the estimate and the last three years (2005-2007) so he can analyze them and come up with options to handle the creek repair. This is an issue that DNR is aware of and will have to be handled in the near future. Potential options are loans, increases in dues, one time assessments and partial use of reserve fund or a combination of all of the aforementioned options

Architectural Committee: Diane Richards and Rachel Harlan present, Greg Clark no longer a member

- Tom Murray, the HOA lawyer, came to talk to the board and discussed how to handle violations of the covenants and processes the arch Committee and the board should go through to address and remedy violations. Process is three letters, first from the AC, second from the board, a final from Tom. Tom will draft sample letters that the board and AC will send out. Consensus of the board was to more stringently go after any and all violations in order to maintain the upkeep of the neighborhood. Budget for legal was increased for the coming year in anticipation of this.
- Tom also noted registered mail was not needed to be utilized when sending notice of violations per ruling by the Indiana State Supreme Court

Landscape Work Group: Sarah Phillips present

- Landscape plan was given to Sarah by Noll, Need to review and determine what actions to take for spring
- Sarah will look for possible grants from INRC (Indianapolis Neighborhood Resource Center) to help beautify the entrances and other areas of the neighborhood.
- Sarah and Rachel Harlan will work together to look into possible guidelines for those interesting in composting
- Ed will check with Cory about cost and possibility of Holiday plantings
- Sarah will coordinate with Cory about Spring plantings at entrances.

Lighting Workgroup: has been disbanded

Old Business:

1. Playground slide repair. - Brady will check on price
2. Reserve Study – Wyatt will check with Accountant (see above)

New Business:

1. Jason Scheuer was present and officially resigned from board but adds he will still help out as needed. Jason was thanked for his service and assistance while on the board
2. Board voted unanimously to add Russ Kushigian as Vice president replacing Jason Scheuer.

Next meeting on February 27, 2008

Meeting adjourned at 8:10