

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
3/26/08

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

7:04 pm meeting called to order

7:10pm Reading of old minutes, motion for approval by Ed, Wyatt Second

Architectural Committee: Rachel Harlan and Diane Richards present

- Spring walk though on the weekend of April 5 & 6. Board liaison Russ and if available other board members will assist.
- New format (worksheet) to identify issues with homes has been developed by Rachel and Diane and will be used in the walkthrough. Copy will be immediately given to homeowner in which they have a week to respond to items and their remedy or plan to remedy the problem. A blank copy of the form will be included in the newsletter and website so the homeowners know what to expect. The AC and board understands that it may take a while to fix but would like the homeowner to respond on how they plan to fix it and in what time frame.

Secretary's report : Motion to accept by Brady, second by Wyatt

- Voicemails were rec'd about dues. Ed and/or Wyatt contacted the individuals. Comments about dues and snow removal will be talked about in the Treasurer's report.
- Spring Newsletter is in process, Ed hopes to have the articles to the webmaster in a week.

Treasurer's report: Wyatt Smith, motion to accept by Ed second by Wyatt

- Budget discussed. Total expense numbers are accurate but not properly allocated in expense categories. No major issues with expenses. Again, of note Legal/Accounting fees are high for only three months into year but this is due to legal services with lawyers and the accountant review of the financial statements. Community activity line item was monies paid to webmaster and will be moved under Accounting/ Legal.
- At last meeting 29 residents had not paid their dues, as of 3/26/08, only 16 were delinquent. One of those had contacted Wyatt, but no one else had and those had been forwarded to the lawyer.
- The HOA no longer has to pay taxes on common area. The \$2,800 budgeted for taxes will be re-allocated to take care of other items, namely removal of fallen trees in the creek.
- Shirley, twin creeks resident and bookkeeper, was present and had the following items to add
 - Water bill was extremely high due to broken fixtures. She notes be sure to make sure those are taken care of and properly working when they are turned on for the spring/summer. Wyatt agreed to check on when the time comes.
 - Shirley works directly with the accountant for the year end review and stated that the accountant states we are one of the best run HOA's he has seen and very well managed. He stressed the importance of doing a new reserve fund study. Shirley and Wyatt will check into this for the next meeting
- Wyatt is still waiting to hear back from Cory about estimate on the creek work so Ed can analyze statements and present possible options for the creek work.

Landscape Work Group: Sarah Phillips not present

Old Business:

1. Playground slide repair. - Brady will check on price - **still checking**
2. Reserve Study – Wyatt will check with Accountant (see above)
3. Ed will check with Cory about cost and possibility of Holiday plantings -**still waiting to hear from Cory**
4. Wyatt will also get with Cory about an estimate to complete the creek work. – **still waiting to hear from Cory**
5. Status those homeowners who have not paid bills (**see above**)
6. Possible muskrat problem by the lake – **Wyatt is reviewing the contact as we speak and if signed, Critter Control will come out on March 31 to take care of Muskrats. Thanks to Anne Hedrick to her work on this**
7. Newsletter – **see above**
8. basketball court – **will leave down and see if any calls when it gets warmer, issues as discussed prior are due to non-neighborhood kids playing. Possibilities could be cook out area but can be discussed at a later date**
9. Playground mulch – **This area needs to be cleaned and Brady has samples of rubber mulch for Board to consider.**

New Business:

1. GARAGE SALE – Board is checking with Garage Sale aficionado Anne Hedrick and Becky Aldous to see their preference
2. BOARD ELECTIONS – nominations will be sent out in May with elections to be held in June.
3. SPRING WALK THROUGH - scheduled for April 5/6, weather permitting
4. POT HOLES – Wyatt will call mayor's action line
5. SPRING PLANTING – Wyatt will contact Cory but will defer to his better judgment for planting
6. COMMON AREA MAINTAINANCE – FALLEN TREES, need to be removed, Wyatt will check into this
7. TREE MULCHING – Wyatt to remind Cory about need to "volcano" the trees

Next meeting on April 23, 2008

Meeting adjourned at 8:12