

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
4/22/09

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

7:08 pm meeting called to order

7:10 Old minutes were read at meeting, motion by Wyatt to approve with Changes, 2nd by Russ

7:15 Crime Watch – nothing to report

7:15 Secretary's report – Ed Parada

- Landscaping issue (lawn cutting) was referred to lawn company and taken care of
- Lady asking for assessment – forwarded to Wyatt and Russ
- Demarcation of property lines for fence– property lines can be found from fence company or doing independent survey, board does not have official property lines
- Barking dog – letter sent, please be courteous to your neighbors, excessive barking by dog is grounds for pet removal
- 5052 brookstone court resident's dog was doing its business in common area of Brookstone court without cleanup – letter sent
- Web site update – Elise with assistance of resident Dan Moore will be working directly with webmaster to update site.

7:20 Treasurer's report, Russ Kushigian

- Year to date dues – 13 remain unpaid, with one partial pay and four in foreclosure or BK
- Board discussed legal options available to it in how to handle delinquent homeowners not in foreclosure or BK. Options include demand letter from lawyer and direct suit filing. Delinquent homeowners have been given several opportunities to approach board via letters, however have failed to contact us.
- Year to date financials are on track with no major unexpected expenses

8:08 Architectural Committee:

- fence still down by playground, however may be remedied shortly
- Spring walkthrough for fieldstone is scheduled for this weekend, Brookstone will follow shortly

OTHER TOPICS FOR OLD BUSINESS

1. Bids on tree removal at entrance –to remove tree that was knocked over by the car and add some grass seed is \$150. Motion to approve expense for removal. Motion by Wyatt, 2nd by Russ. Also there is allegedly a tree down between lots 138 and 139. Wyatt will look at this and ask tree service to address.
2. Replacement of the “guts” of the sandwich board signage is \$80. Ed will purchase

OTHER TOPICS FOR NEW BUSINESS

1. vacant homes lawns to cut – one neighbor has offered to do it at same price for a home near them, board thought because of liability issue the lawn care company should do it. Lots 163, 27 and 83 are in foreclosure/BK and need to be addressed. As season progresses HOA may need to address more lots.
2. playground cleanup (power wash) for \$221 was approved (and fix the slide)
3. street signs – Wyatt will look at possible other materials to replace street signs with when he contacts Wagner (which did original signs) Ed will look at which signs need to be fixed/ replaced.
4. Garage sale date is June 5th and 6th
5. Ice cream social dates, per Russ suggestion will have several neighborhood social dates, first will be May 30th at 7pm
6. July 4th event – anyone interested in planning a July Fourth activity is encouraged to call secretary 592-9516- option 3
7. Annual HOA meeting is June 10th, nomination letters will be forthcoming shortly.
8. Neighbor Dan Moore brought up concern with basketball goal. Goal will be permanently taken down eventually.
9. Dan Moore also brought up concern about erosion. Bids are being received on cleanup of fallen trees in creeks. Once that is complete, we will need to review erosion and address that, however first the creeks to be cleaned.

Next meeting will be on May 27th, 2009

Meeting adjourned at 8:45