

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
4/23/08

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

7:06 pm meeting called to order

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

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

- Budget discussed. Total expense numbers are accurate and have been put into correct categories.
- \$200 out of reserve expense was for Muskrat service
- At last meeting 16 residents had not paid their dues, as of 4/23/08, only 14 were delinquent.
- Wyatt got a hold of accountant regarding cost for updated reserve fund estimate. Cost was to be \$1,200 which seemed extremely reasonable to all members of the board. Wyatt will contact the accountant to proceed with the study. Again a new study is needed due to the age of the previous one and the fact that the old study did not account for any creek maintenance, for which the HOA is indeed responsible.
- Wyatt contacted Cory about neighborhood and creek maintenance.
 - Cory will provide us with a hard written estimate for the creeks but it was at least six figures
 - Cory will put playground mulch in the playground in the coming weeks.
- Regarding the creek maintenance and overgrowth of the creek by the bridges, Wyatt contacted the same group that did the trail mulching last year of the Fieldstone trail, their estimate was the following \$10,000 for the trees by all the bridges and \$3,500 for the trees fallen in the creek. Given the hard estimate of \$100,000 to do this work from Cory (this assumed using machinery and would require DNR approval because of the machinery), this seemed EXTREMELY reasonable. The group would not use machinery (by hand) and therefore no DNR oversight would be required. A motion was made by Ed Parada to approve this expenditure outlay subject to review of the other quote by Cory. Charles seconded the motion and all members approved. This expenditure would be taken out of the reserve fund.
- Wyatt and the board will review the budget again after the reserve study is done to determine what if any course of action needs to be done to bolster the fund. Given the substantially lower cost of the creek maintenance than anticipated, it is hoped that no special assessment will be needed and dues increases, if any, would be minimal. Again this will be reviewed upon completion of the reserve study.

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

- Voicemails were rec'd about dues and the walkthrough. Those messages were sent to either Wyatt or the architectural committee.

- Spring Newsletter is finished and will be mailed in the coming days.
 - Cost to mail newsletter to the entire neighborhood is around \$400. Given that cost, after this newsletter is sent out, Ed suggests that all future newsletters be made available only the website to control costs. It can and will be hard mailed to those individuals that specifically request it. A note will be made in the newsletter that the resident can contact via email or phone call to the secretary, requesting the newsletter
- Board nomination letter will be sent out in early to mid May

Architectural Committee: committee absent, Ed Read comments

On April 5 and 6 we walked the community - 223 homes total and noted the condition of the development. Homeowners were asked to respond in a week to let the association know when they planned to schedule the needed work. Of that, we received 10 phone responses which were noted.

Brookstone:

Of 121 homes in Brookstone, we followed up by mail or hand delivered 93 notices to bring to the homeowners attention where maintenance was needed or unapproved changes had taken place .

Fieldstone:

Of 102 homes in Fieldstone, we followed up by mail with 21 notices.

Maintenance:

The majority of notices were for routine home maintenance - painting trim and cleaning the exterior (scallops), and various mailboxes/address styles that do not meet community guidelines.

Unapproved changes:

Steel bar security doors:

Three homes were notified of unapproved vertical steel bar security doors installed. We have had no response from those homeowners. As they give the appearance of criminal activity in the area, we feel that they should be removed. If the homeowner still feels their safety is threatened, we have researched Lowes, Menards and Home Depot of an approved style that is subtle and will not adversely affect the appearance of the neighborhood.

Garage door modifications:

Two homeowners were notified of unapproved garage door renovations (windows in garage door). Our position is that our homes have a standardized design that enhances the overall look of the neighborhood's appearance, various garage doors with various window styles detract from that. We feel they should be returned to the original appearance. We have not heard from these homeowners.

Front door modification:

One homeowner (Brookstone) had an unapproved front door change, they did follow up with a phone call and said they had no intention of changing it.

We will follow up in a few weeks where the most needed changes were noted by sending out the attorney's first notice letter.

Please add to the last e-mail that resource slips were stapled to each notice (if appropriate) to help the homeowner

eg.

Mailbox: what the appearance should be, where the paint, mailbox, lettering can be found for replacement, both for Brookstone and separately for Fieldstone.

Scallops: how to maintain them - cleaning or painting resources.

Landscape Work Group: Sarah Phillips present

- Sarah is getting/ locating the estimate for additional plantings. Board will determine what course of action it can take depending on the cost of the estimate.

Old Business:

1. Playground slide repair. - Brady will check on price - **still checking**
2. Reserve Study –(see above)
3. Ed will check with Cory about cost and possibility of Holiday plantings **Wyatt will talk with Cory**
4. Wyatt will also get with Cory about an estimate to complete the creek work. –**See above**
5. Status those homeowners who have not paid bills (**see above**)
6. Possible muskrat problem by the lake – **Critter Control was hired and have captured one animal so far.**
7. Newsletter – **see above**
8. basketball court –**No calls on the court, will no longer be an agenda item unless we hear from residents.**
9. Playground mulch – **see above**
10. **Common Area maintenance – see above**
11. **Garage sale – will be on June 6 and 7 at the suggestion of some of the residents**
12. **Board elections – letter will be sent out in May, elections are at June meeting.**
13. POT HOLES – Wyatt called mayor's action line

New Business:

1. Social Committee – Ed looked into having a movie night at the BB court, however, the cost of the screen was \$750 for one night's rental. Ed will look into other possible activities and was nominated by the board to fill the social chair's spot on the committee. Charles agreed to assist.

Next meeting on May 28, 2008

Meeting adjourned at 8:10