

Twin Creek Homeowners Association Meeting
Robin Run Retirement Community
5/28/08

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

7:10 pm meeting called to order

7:15pm Reading of old minutes, motion for approval by Russ, Ed Second

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

- Budget discussed.
 - Accounting and Legal may be higher than budgeted due to higher number of bankruptcies and foreclosures
 - \$8,500 was the cost for the removal of trees by the bridges and in the creek. This is \$5,000 less than was initially discussed in last meeting.
- At last meeting 14 residents had not paid their dues, as of 5/28/08, only 12 were delinquent. Of those 12, 3 are in bankruptcy and 4 in foreclosure.
- Wyatt got a hold of accountant regarding cost for updated reserve fund estimate. Wyatt signed the contract, however is waiting to hear back from the firm so he can complete the questionnaire. 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 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.
- To complete the outdoor lighting would be almost \$8,000, we will relook at this next year to see if it is in the budget

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

- Voicemails were rec'd about the walkthrough. Those messages were sent to the architectural committee.
- Newsletter was sent out
- Board annual meeting letter will be sent out this week for the 6/11 annual meeting

Architectural Committee: Diane Richards presenting

AC is seeing good results of the notices from the walkthrough (maintenance and non-approved installation).

1. Painting: - Matching trim painting was completed on two new garage doors.
2. Algae on scallops - several Brookstone homes have cleaned of algae on the scallops
3. Vertical iron steel bars on security doors:
 - Of the 3 vertical steel iron security doors, one has been dismantled.
 - The Attorney/Arch Committee non-approved letter was sent to the other two (their second notification, no response)

4. Garage doors

A. with non-approved installation of window panels (2) - Attorney/Arch Committee non-approved installation follow up letters sent after walkthrough notification letters

B. two toned (non-matching paint on 2 panels of 4) - walkthrough notice re-sent

5. Antennae Non-approved installation of Antennae - Attorney/Arch Committee non-approved installation letter sent

No results over a period of one year: Letters will be sent from the board this week to these homeowners. If these homeowners fail to comply at that time it will be turned over to the attorney.

1. Mailbox (1) and mailbox post (1) - turned over to board tonight. for Attorney/Board maintenance follow up letters (Article VI Sec. 1 and 2) (these homeowners have received 3 Arch Committee notification, including registered letters with no results)

2. Screen porch with non-standard white replacement door - turned over to board tonight. (Article VI Sec. 1)

Landscape Work Group: Sarah Phillips present

- Sarah has the Noll Landscaping plan for both entrances and will get with Cory to get his feedback and ideas about implementing these ideas, especially for the Fieldstone entrance.
- Sarah will check with Brady to see who has the Noll estimate/ plan for the Brookstone Court Island. Implementation will depend on the scale and cost.
- Sarah will look into potential grants for some of the landscaping

Old Business:

1. Playground slide repair. - **Brady will check on price**
2. Playground mulch – **was completed**
3. POT HOLES – **Wyatt called mayor's action line – Wyatt and Charles will call again**

New Business:

1. Social Committee – we will discuss at the annual meeting the possibility of a neighborhood cookout either at the BB court or at one of the Courts. Charles commented that the United Way may be willing to contribute funds towards the cookout as it was done in the past.
2. Garage sale – will be on June 6 and 7 at the suggestion of some of the residents and we will put the signs up on Sunday to announce this and advertise in the Star
3. Thanks to the efforts of neighbors, the DOT worked on the area on 62nd street torn up by the water company.
4. Fallen willows- Cory was on vacation the past week, Wyatt will contact him about removing them
5. Rip Wrap – Wyatt is also contacting Cory about putting Rip Wrap (material to prevent erosion) on some areas of the creek to prevent further erosion and about an ongoing agreement to monitor the creeks and maintain their upkeep.
6. Board has heard many good comments regarding the appearance of the landscaping in the neighborhood.

Next meeting will be Annual Meeting and be on June 11, 2008

Meeting adjourned at 8:15