

Twin Creek Homeowners Association Meeting
Clowes Hall – Butler University
5/27/09

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

7:05 pm meeting called to order

7:06 Old minutes were read at meeting, motion by Wyatt to approve with Russ, 2nd by Charles

7:10 Crime Watch – incidents over memorial day

- The home on Lot #39 (6476 Stonecreek Court) was burgled while the homeowners were away for the weekend (probably Friday night, May 22). The burglars broke a rear window and entered through the back door. Electronics and jewelry items were taken. A police report was filed.
- The home on Lot #9 (6390 Robinsrock Drive) had items stolen from the garage on two separate occasions—Sunday night, May 24, and Monday afternoon, May 25. A bicycle, trimmer, and lawn mower were taken. In both cases, the garage door was open. A police report was filed.

Follow these crime prevention tips as often as you possibly can:

- Keep your garage door closed anytime you are not in the garage
- Park your cars in the garage; if you must park outside, lock your car doors
- Don't leave anything in your parked car that you want to keep (laptop, cell phone, wallet, purse, keys, auto title, garage door opener, iPod)
- Lock your house, front door and back, whether you are home or not
- Keep all exterior light bulbs maintained—florescent bulbs last much long
- Leave your porch lights on at night, front and back
- If you don't have an alarm system, invest in one and pay for the monitoring

7:15 Secretary's report – Ed Parada

- Rec'd call from neighbor about now vacant house and issue with the vacant house's swingset being used by neighbors, safety issue. Are trying to assess who owns the house now (and therefore whose responsibility it is).
- Garage Sale to be on June 5th and June 6th, will be placed in newspaper
- Ice Cream social at 7pm May 30th
- Possible July 4th event as well (ice cream)
- Cost of replacing guts was higher (had wrong price for smaller board). Is being ordered now.

7:20 Treasurer's report, Russ Kushigian

- Year to date dues – 10 remain unpaid for 2009, 3 for 2008
- Board agreed to proceed with legal action against delinquent homeowners (those not in BK or foreclosure) after June 1, 2009 deadline
- Year to date financials are on track with no major unexpected expenses
- Board is looking into management companies to handle not only financial reporting (former bookkeeper resigned several months ago) but architectural and general upkeep of neighborhood. We are interviewing three companies currently. Benefits include better monitoring of neighborhood and obtaining their expertise in property management. They would be on call 24-7 if emergency and likely more responsive due to oncall status (since they are being paid). Expense would be slightly higher than savings, which we are evaluating currently. Decision likely to be made in June.

8:08 Architectural Committee:

- fence still down by playground, letter will be sent
- two fences were approved on April 28, 2009. Lot 220, 5051 Brookstone lane and lot 119, 5035 Bird Branch Dr

OTHER TOPICS FOR NEW BUSINESS

1. Vacant home lawn at lot 149 is in incredible need of lawn maintenance, especially the back ,as it has received complaints from neighbors as well. Board approves the first time cutting of lawn (which has unlikely been cut this year and its neglect may reach further back than that) for \$85 and will add it to the list of homes that need upkeep. Board also approves ongoing cost of

lawn care of \$25 per cut. This is slightly higher due that normal charge to the fact that commercial lawn mower cannot fit in rear due to fence, so residential mower must be used.

2. Board was kicked out of Robin Run due to a RR management decision to only offer use of space for residents only. Attempts to contact the person in charge were not met with success. While we will look perhaps in the future at RR, Charlie will look into new meeting space at the Pike Library.

Next meeting will be the annual meeting on June 10, 2009 in the Krannert Room at Clowes Hall at Butler University

Meeting adjourned at 8:45