

Twin Creek Homeowners Association Meeting
Clowes Hall – Butler University
8/26/09

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

Also present,

- Residents - Clarence Clark, Elise Kushigian
- Ryan Naylor – Kirkpatrick

5:42 pm meeting called to order

5:43 Old minutes were read at meeting, motion by Charles to approve with Russ 2nd

5:44 Motion was made to appoint Clarence Clark to the board by Charles, second by Ed

5:45 Appointment of officers, motion was made to make Wyatt Smith - President, Ed Parada - Secretary, Russ Kushigian – Treasurer, VP of Fieldstone – Charles Young, VP of Brookstone – Clarence Clark. All nominations were accepted

5:50 Secretary's report – Ed Parada

- Rec'd call Wes Weber lot 138 about erosion into his yard. Ryan will check this out on Friday when he stops by the neighborhood
- Ed will plan Halloween party to be on afternoon of October 31 (Saturday)

6:00 Treasurer's report, Russ Kushigian - motion from Ed to accept, Charles 2nd

- Transition to Kirkpatrick (KPM) is proceeding
- Year to date dues – 9 remain unpaid
- No outstanding expense issues
- Board agreed to have EMP file lien against one homeowner who is delinquent and proceed with legal action against other whose BK was dismissed.
- Board agreed to proceed with legal action against delinquent homeowners (those not in BK or foreclosure) after June 1, 2009 deadline
- Voicemail will change to KPM number
- We will close out the PO box and all mail forwarded to KPM
- Storage unit was closed out.

6:05 KPM report, Ryan Naylor

- Delinquencies
 - \$2431.60 as of 8/26/09
 - Resolution Policy will mirror the covenants
- Property inspections
 - 28 violation letters were sent on 8/17/09
 - There will be follow up inspection on 8/28/09
 - Ryan/ KPM has tracking chart
 - Many mailbox violations, will work with address art to send out mailer and get a discount to get new mailbox and/or posts. Neighbor can send check to KPM and they will handle all the details. Letter will be sent out in the coming weeks about this
- Maintenance contact
 - Ryan will meet with Vance on 8/28
 - RFP for next year's contract is being worked on. Russ and Elise will send Ryan the information from last year's as well as three year budget numbers.
- ACC request
 - Swing set was approved
 - Form will be put on website
- Work orders/Bids
 - Removal of basketball post to be done by KPM
 - Refurbish park bench to be done by KPM

- Street sign refurbishment. Much of the caps are rotten and call has been placed with wagner to get bids on replacement and refurbishment
 - Tree removal by playground- low bid of \$800, motion by Ed and second by Charles to approve
 - Monument sign refurbishment are getting bids
- Storage space
 - Cleaned out last week
 - Xmas decorations stored
 - All docs stored
 - Ryan will bring 4th of July decorations and plates to Ed
- Ryan will talk with IPL about lighting
- MAC hot line was called about stop sign

OTHER TOPICS FOR NEW BUSINESS

1. Clowes may not be able to be utilized every 4th Wednesday, we may need to alternate meeting place and/or time. 5:30 will be the new meeting time though
2. Ed will plan Halloween event again to be held on 10/31 in the afternoon before trick or treating.

Next meeting will be the annual meeting on September 23, 2009 - Clowes Hall at Butler University

Meeting adjourned at 6:44