

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 2<sup>nd</sup>

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 2<sup>nd</sup>

- 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 4<sup>th</sup> 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 4<sup>th</sup> 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**