

Twin Creek Homeowners Association Meeting  
Robin Run Retirement Community  
8/27/08

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

7:28 pm meeting called to order

7:29 Reading of old minutes, motion by Ed for approval with changes, Wyatt Second

**Treasurer's report: Motion to accept by Ed, second by Wyatt**

- 12 homeowners still have not paid dues
- Still checking into the water bill situation. Russ will call the water company to make sure it is an accurate reading.
- Wyatt, Russ and Shirley will meet to discuss legal fees and get accurate feel of what homes are in BK and/or foreclosure and reconcile that with the 12 unpaid homeowners.
- Discussion was made about potential shortfall in budget this year due to higher costs across the board. This will be discussed more fully at the September meeting when the budget is set, however, possible cutbacks include lawn care and/or landscaping.
- Prior to start of meeting resident Brian O'Neal gave a presentation regarding his company, Pro Lighting Solutions and the services it can provide. These include maintenance of project and new installation of lights. He will present a proposal for maintenance of lights shortly and potentially new lights at the entrances in the near future.

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

- Ed is beginning to work on fall newsletter, articles are needed.
- Ed will look into getting maps of the neighborhood on the website showing not only address but lot number as well.
- Ed will look into (with help from Russ) about getting more info on Crime watch on the website
- Ed will check with Bill Dorner regarding crime watch block captains and about having web access to directory with some sort of password protection.
- Voicemails (2)
  - Now have a contact at City, Mary Chalmers is Neighborhood liaison to Pike Twp and lives in Liberty Creek North. She states crime is up in Pike Twp and the city in general. Fortunately no major or violent crimes have been in the area. She will email Ed information about the City and Twp which Ed will send to webmaster to post on website.
  - Forwarded call to Diane about letter in which was sent regarding two-toned siding

**Architectural Committee: Diane Richards presenting**

- Discussion was had about need for additional help on the committee as Diane remains only member. Wyatt, Charles and resident Brian O'Neal agreed to help Diane on the Fieldstone side and once Brian gets acclimated as to what the committee/board looks at, has volunteered to assist with the Brookstone side. However more volunteers are needed. Ed will put a call for help on Web (see discussion in new business).
- 6344 twin Creeks lawn and overall appearance was discussed. It is unknown if it is occupied. Diane will attempt to make efforts to contact residents and if unsuccessful, attorney will become involved.

- Charles and Wyatt to follow up on Board action letters that were to have been signed by Brady and sent out.
- Two responses regarding letters sent were received. Both declined to take action and/or disagreed. Letters will be elevated to board for their action and/or attorney letter.
- 4 letters were sent out on 8/11 with response to have been by 8/25. Only one responded. The one respondent stated he is looking into working with siding company to see why two tone siding was not replaced. Two letters remain regarding two tone nature and the final letter discusses siding in state of disrepair

**Landscape Work Group: Sarah Phillips not present**

- Brian O'Neal will check with his wife to see if she may have interest in working on the Landscape committee (or help Cory on Spring planting).

**Old Business:**

1. POT HOLES – were finally filled by City
2. Storm Damage – tree fell on property along 62<sup>nd</sup> street, this was removed
3. Overgrowth by bridges, Weeds need to be sprayed and removed at three bridges – Cory is now handling this issue on full time basis
4. Lights out (and on)- light on full time at 62<sup>nd</sup> and Creeks Crossing and Light out at corner of Creeks Crossing and Brookstone Way. IPL was contacted and they have been out to see both of them (Ed saw trucks working on lights). While still not fixed they have been identified and board will monitor progress
5. Pond overgrowth – willows were cut back somewhat. We will look into larger tree removal by the pond (behind StoneCreek Drive), however some of the growth prevents erosion so it is possible that continual monitoring is needed

**New Business:**

1. Carriage Lights, neighbors are encouraged to make sure carriage lights (front door and garage lights) are in working order to brighten neighborhood and discourage thieves. Brian O'Neal at Pro Light Solutions is one resource to contact if a resident's lights are broken. He can be contacted at 450-0927 or [prolighting@vzw.blackberry.net](mailto:prolighting@vzw.blackberry.net) This is not meant as an endorsement, rather an option for neighbor to call
2. With the regards for neighborhood involvement and volunteers: The board recognizes that everyone is busy and has little time to spare, however, more volunteers are needed to assist with all aspects of the board. Given the lack of current volunteers and time constraints on the current board, Ed investigated if it might make sense to have a professionally managed company take over operations. The positives of this is that there may be less need for the neighbors to get involved, the cons as identified by talking with several other associations and our attorney who specializes in HOA's is that in our current form, we are much more responsive and involved than other HOA's that are professionally managed. Also a con is the fact that this would represent an additional expense not currently accounted for in our budget. By Ed's estimate in talking with professional management companies, assuming all other expense remained the same, dues would have to go up by \$50 to \$100 dollars per YEAR per home to cover this. There are many positions to be filled but none more important than architectural committee which helps keep our neighborhood looking good. Other positions include:
  - Social Committee
  - Landscape workgroup
  - Lighting workgroup
  - Any other committee you would like to start.

Funds are available for many of these committees, so please lend a hand to your neighborhood

Next meeting will be on September 24, 2008

**Meeting adjourned at 8:36**