

Twin Creek Homeowners Association Meeting  
Robin Run Retirement Community  
9/24/08

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

7:15 pm meeting called to order

7:16 Reading of old minutes, motion by Brady for approval with changes, Charles Second

**7:20 Crime Watch – Bill Dorner**

- This has been one of the worst summers for crime in recent memory (Bill has been CW captain since 2000).
- Most have been attempted break-in: only one successful and that was only b/c door left unlocked
- Have had a car break-in (car was unlocked and lap-top left out in plain sight)
- Most incidents are between 10-2 in the afternoon. We have contacted the off-duty police officer that works the neighborhood to see if she can come by more frequently at that time.
- Also the three police that live in the neighborhood are also patrolling at times as well.
- Crime Watch and Secretary are working together to put together a new directory that may be put on-line depending ability to password protect. Ed is checking with Webmaster

**Treasurer's report: Russ - Motion to accept by Ed, second by Charles**

- At current budget we have only 1,200 after all expenses. Higher expenses are due to creek work, legal and admin fees and higher water costs. Will likely go negative due to remaining costs for the rest of the year, however we do have enough cash to cover overage
- Also over-budget as our landscaping/maintenance due to higher gas prices and other items done (such as tree removal and cleanup from the storms). We will cut back on expenses but cutting the mowings back, not have fall plantings, have only a winter fertilization not fall and refrain from shrubbery trimming until spring
- Discussion of next year's budget will take place at 10/15 meeting
- Replacement reserve study has been tabled until at least next year (depending on budget for next year)
- Pro Lighting gave quote, we will review it at the budget meeting.

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

- Ed is working on fall newsletter, articles are needed.
- Ed will check with webmaster to see what happened with posting of maps and Crime watch info
- No voicemails

**Architectural Committee: Diane Richards presenting**

- Discussion was had about when board will send out its letters after AC addresses them in its letter. Per legal precedent, the attorney says that an initial AC letter (akin to a warning shot) need not immediately be followed by a Board then Legal letter. As much as a year (plus or minus) can pass and then board letter be sent out. Once board letter is sent out it starts the issue down a legal road in which the attorney and associated expense of attorney is incurred. While the board has not lost a case it has sent to the attorney and legal fees would be recouped as part of court settlement, the HOA has to front the fees and at this time the budget is extremely tight. All outstanding items to be addressed will be listed below and will be acted upon in the near future when the board assesses its future budget

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

Old Business:

1. Halloween party

Next meeting will be on October 15, 2008 and concern primarily the budget

**Meeting adjourned at 9:00**