

Twin Creek Homeowners Association Meeting  
Robin Run Retirement Community  
10/24/07

Meeting called to order  
Board members present  
Brady Krueger  
Wyatt Smith  
Jason Scheuer  
Charles Young  
Ed Parada

7:15pm meeting called to order

7:15pm Reading of old minutes, motion for approval by Jason, Charles Second

**Secretary's report :**

- Non voicemails
- Newsletters to be sent out in the next couple of weeks

**Treasurer's report: Wyatt Smith**

- Budget dues will be increased by 10% to account for more legal and anticipated creek repairs
- Comments on expenses through 10/24/07
  - Admin fees slightly higher due to letters sent
  - Common maintenance was higher due to mulch (more done this year than in past)
  - Common water has higher as there was a head leak – Wyatt to investigate if Inpls Water would reduce bill
  - Taxes – the tax check sent to the city was returned to us by the city. Also Brady to investigate prior email as to if we can get rebate on taxes as our common area should be tax free per the email from homeowner
  - A reserve fund study will likely need to be next year to update the old one and include creek maintenance as well.
- Charles suggested that the financial be shown on an accrual basis to eliminate possible confusion basis. Wyatt will check with bookkeeper to see if this can easily be done.

**Secretary's report :**

- None Ed was Absent

**Architectural Committee: Diane Richards reporting**

- Arch. Committee has been working on the walk thru of the entire community to get a list of homes and things that have been changed in the last few years. This List will be turned over to the board so they can look at the Discrepancies in person so a decision can be made on any action if any needs to take place. This way we can start fresh in the spring with a clean slate. After the list is compiled and the board members have been able to check them all out in person a meeting will be scheduled to meet with the Arch . committee to discuss them.

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

- Landscape plan was given to Sarah by Noll, Need to review and determine what actions to take for spring

**Lighting Workgroup: no members present but update**

Lighting committee - lights were installed at the entrance of Brookstone and Fieldstone. Many nice comments have been made

#### Old Business:

1. Newsletter – Ed has coordinated with Kristi – newsletter should be coming out in the next couple of weeks. Deciding on who to use to mail Kinkos or Kristi, Ed will investigate.
2. Playground slide repair. - Brady is looking into a cost for the replacement of the cracked slide. He has some contacts that are in town for a convention. He will get an est. so we can have it repaired in the spring.
3. Jason Will head up the Halloween event again this year. We will have a small party of some sort at the Common area as you enter Brookstone. It will be in the evening on Halloween before trick or treating begins Aprox 1 hr before the Trick or treating time begins. We will have 3 gift certificate prizes for the Adults in Costume and there will be some sort of treat for the kids. Glo sticks or Glo bracelets were suggested and agreed to. Jason will check into Kipp brothers up on 86th street to see what he can purchase before the 31st. He will also get some refreshments of some sort to have on hand also.

To accommodate holiday schedules, November and December meetings will be consolidated into one. Next Meeting will be December 12, 2007 at Robins Run Chapel, 7:00pm

**Meeting adjourned at 7:54**