

Twin Creeks Homeowner's Association
Monthly Meeting – 10/16/2005

Attendance:

Board Members: Brady, Charles Y., Wyatt, Lee and Terese

Absent – Charles Morrison (on-call with employer)

Community Members (per attendance sign-in sheet):

S. Abernathy, J. & S. Bloom, D. Richards, A. Roddy & B. Aldous, D. Grant, J. Rota-Autry, D. Wall, A. Hedrick, E. Parada, R. R. & A. Rogers, R. Odle, K. McClanahan, R. & B. Clay, and L. Thomas

Guest speakers: Tom Murray (EADS Murray & Pugh, P.C.), Jay (Landscaping), Debbie Oatis (Sheriff)

President (Lee Mariner) called meeting at 7:15pm

President stated meeting would be for guest speakers giving information regarding their services to our HOA and community; open the floor for questions/concerns/conversation.

President gave brief bio of each guest speaker.

Debbie Oatis (Sheriff): Confirmed she was scheduled to cruise the area on 10/31/2005 from 5:30p-8:00p. She also commits to at least 4-6 hours per week of patrolling our community. She reaffirmed being careful of the items placed out for trash –since there is no law prohibiting people from taking items from the trash once it's on the curb. Her pager/voice mail number is 761-7301 and the non-emergency number is 387-3811. Please use the non-emergency number when appropriate. This will create a dispatch report/request for an officer(s) who may be on-duty.

Use Officer Oatis' voice mail/pager number when you want to communicate to her any neighborhood issues she may need to be aware of, such as burglary, assaults, vandalism, theft, etc.

The HOA Board has budgeted an increase for patrol services in 2006.

Jay (Landscaper Services): Confirmed that the bulbs for spring 2006 season have been planted. Committed to increase the weed maintenance for the flower beds at each entrance area to every other week. The cost for cutting is \$460 per cut. (which normally takes place each Tuesday – weather permitting) Jay mentioned the fuel surcharge is the variable expense since the prices will remain the same for 2006 season. His surcharges could be between 5%-7% of the invoiced charge. He felt this was more reasonable since gas/fuel prices have varied greatly over the last several months. Jay mentioned the repairs his team made to the bridge(s).

Snow removal is serviced by Jay's team. A comment from the floor asked for extra care in placing boulders of snow from Jay's team. He acknowledged the request.

Jay fielded questions regarding the Japanese beetle concerns, bag worms controlled, and Willow trees around the ponds to help reduce erosion concerns. Jay also mentioned the Beetle problem will be the worst around late June or July.

The sod problem on the Brookstone entrance was acknowledged. President (Lee) mentioned his conversations with Karen Terrall from the Mayor's Action Line. She is aware and working on the resolution by contacting the appropriate contractors that performed the completion of the project.

Mayor's Action Line conversation prompted the skid marks comments. Karen Terrall is also aware of problem. Lee explained the trash truck is the culprit. It is not likely the city will resurface our streets. Comment from the floor stated it took more than two years to have cracks repaired on streets which were recently done.

Repeated comments regarding neighbors mowing to the edge of the pond.

Conversations from HOA board/Jay will need to take place to perform tree fertilizations for common areas.

Wyatt mentioned our contractor for the ponds is ASI. Also, DNR is responsible for "rip-rapping."

Tom Murray (Attorney): Mentioned the HOA Board responsibilities are to uphold and enforce the Declarations (Covenants), Articles of Incorporations, and the Code of By-Laws. The Board is not a mediator between neighbors' personal preferences.

Secretary (Terese): Shared home value stats from Realtor having familiarity of Brookstone/Fieldstone – Randy Worrell. Randy's contact information is randy@randyworrell.com or 317-819-3330 (office) and 317-290-6688 (direct).

The average sale price for Pike Twmsp is rebounding nicely from 2004 – Days on the market have increased.

Both Brookstone & Fieldstone are basically flat when you compare 2003 to this year – so far.

Randy states that buyers are looking for consistency...so follow the specific standards for colors allowed for wood trim, mailboxes, etc. Twin Creeks has an advantage over other communities, if this is done.

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General conversation from the floor

Mailbox information- Two vendors have the original specifications from Estridge regarding the mail box (size), color, and post information. See website for information or see below....

Address Art [www.addressart.com](http://www.addressart.com) 317-254-1508

AAA Mailbox and Post [www.mailboxandpost.com](http://www.mailboxandpost.com) 317-255-2500

Commitment from the floor stated the color samples, etc. will be given to President so they can be shared when requested.

Comment from the floor was entrance ways look drab and when they moved in it was colorful – that was part of the attraction.

President responded that efficiency plan was in place to be careful over budget; however the plan is to increase number of perennials to 75% and annuals 25% to help maintain more control over budget. Believed the color (pop) will be there during upcoming seasons, however, it was not there this season as we contacted contractors and received various bids. The Board acknowledged “all the eggs are in Jay’s basket” because of his responsiveness, service, and flat-line budget commitment.

Comment from the floor wants more control for ponds and waterways to protect from erosion due to mowing to close to the end.

Board acknowledged concerns. Reminded neighbors conversations and notices have been sent to neighbors violating restrictions. It is also suggested communication take place by contacting the board as neighbors see this happening. The Board doesn’t know if they are not made aware.

Confirmed by Treasurer (Wyatt) there are 226 homes in the Twin Creeks development. 105 Fieldstone and 121 Brookstone.

The Board was introduced - all present except Charles Morrison – on-call with job.

Floor comment asked how Board vacancies are filled. The Alternate would role into the active position. Also, it was affirmed the annual board meeting is in June. The ballots/proxies are sent out to all residents around May to solicit the names of those interested in being on the board. At the Board meeting you may also nominate to be placed on ballot for the board during that meeting.

Floor comment asked about reviewing records, budget, etc. Records are available for review upon requests. Financial statements are shared at meetings held the last Wednesday of each month at 7pm. normally held at the President’s home.

Comment from the floor was about a club house, pool area or improvement common area in the volleyball field at 62<sup>nd</sup> and Georgetown. The Alternate Board member had already looked into the pool idea from a previous request. The costs were determined to be extremely expensive and not recommended. Conversation from the floor shared the idea of a clubhouse or community room – speculations were shared that the cost could be as high as \$250k – \$500k for a clubhouse. Additional comment from the floor stated the area is in a flood plane. Other conversation requested check/investigation is performed to check on open area shelter with a bonfire pit area, etc.

Neighborhood committees and activities mentioned...for Hayrides, Golf outings, Holiday parades, block parties, Welcome, etc. the more activities and community involvement the more attractive our neighborhood will look to a potential families who may be younger.

Meeting dismissed 8:50pm

The next Board meeting will be on 11/30 at 7pm – location to be determined.