

Minutes from Twin Creeks Homeowners Association Meeting
April 26, 2006

Present:

Lee Mariner, president
Wyatt Smith, treasurer
Brady Krueger, vice president
Charles Young, vice president
Ed Parada
Peggy Zike
Jennifer Wall
Kelly Rota-Autry

Meeting called to order at 7:10 p.m.

- I. Reading of the old minutes
 - a. No minutes present
 - b. March and April minutes will be read at the May meeting

- II. Treasurer's Report
 - a. Wyatt reports budget still on target
 - b. Administrative fees paid are high because bookkeeper was paid for services for the year
 - c. Maintenance expense high because of mulch and clean-up work completed
 - d. Taxes paid for the year
 - e. Brady suggested that a new TCHA resident might be interested in the mowing contract.
 - f. Lee asked about spraying for mosquitoes. Lee to contact Mayor's Action Center about free spraying if needed.

- III. Old Business
 - a. Power washing
 - Bridges done
 - Playground equipment done
 - Lee to seal after power washing
 - All graffiti removed from bridges

 - b. Grass/general maintenance
 - Lawn care contractor was hospitalized; therefore grass had been cut but flowers not planted
 - Wyatt said he will plant 75 percent perennials and 25 percent annuals.
 - Trash cleaned up in creek

- c. Signs
 - Sign "For Residents Only" is up at basketball court\
 - Sign for Bird Branch Drive is fixed
- d. Rental/lease signs
 - Kevin Johnson was putting a petition together to change the TCHA covenants to restrict and/or prohibit leasing/renting in Twin Creeks.
 - Brady suggested that covenants could be revised to require lessors/rentors to contact TCHA prior to any agreement for lease or rent.
- e. Non-moving vehicles
 - Lee reported that one vehicle is gone and he is working with Mayor's Action Center to get signs to prohibit parking near entrance and other areas.
- f. Sheriff patrol
 - Sheriff back on patrol May1
 - Lee suggested putting that information back on the website and said patrol should monitor basketball courts as well as children playing in cul-du-sacs.
- g. Recreational equipment
 - Lee made some calls about new equipment, but had no responses back
 - Brady will call Indy Parks to determine if someone might be able to check our park equipment specifications, etc.
- h. Electrical maintenance
 - Everything OK
- i. Website
 - Website needs to address the issue of contractors matching colors for homeowners
 - Added to the website are the colors approved for the TCHA community
 - Discussion board was removed as per last month's vote
 - Garage sale advertised
 - Brady suggested that a banner could be posted on the website recommending that homeowners check for hail damage as soon as possible

- j. Painting peaks
 - Brady spearheaded an effort to get homeowners in Brookstone together to buy paint for peaks and scallops
 - k. Spring walk-through
 - Letter to homeowners in the mail
 - Second phase of walk through will be in May, focusing mainly on lawn care, animal control, refuse.
 - l. Garage Sale
 - May 6 will be the first
 - Next one in fall
 - Banners will go up Sunday before sale at both entrances
 - m. Directory
 - Is completed and ready for residents
- IV. New Business
- a. Enclosing back porches
 - Peggy asked about enclosing porches in glass. Plans need to be submitted to the architectural committee for approval.
 - b. Playground equipment
 - Brady is looking into some new equipment for the playground including new belts for swings, and bucket swings. He will bring prices back to the board.
 - c. Finances
 - It was noted that money collected in the last quarter of 2005 should be noted on the 2006 budget
 - d. Community get-together
 - Planning something possibly for July. If interested in helping, please contact Kelly Rota-Autry at 298-3912.

General meeting closed at 8:25 p.m.