

Twin Creeks Homeowners Association Meeting
Robin Run Retirement Community
Aug. 24, 2006

7:08 p.m. Meeting called to order

Board members present:

Charles Young, VP
Brady Krueger, VP
Wyatt Smith, Treasurer
Jennifer Wall, Secretary
Kelly Rota-Autry, Alternate

Reading of the Minutes:

Jennifer Wall read the minutes from the July meeting
Minutes were accepted with revisions.

Treasurer's Report, Wyatt Smith:

Budget is on track. TCHOA has only spent about 45 percent of the budget coming into September. The water company issued TCHOA a refund check and a disconnect notice for no apparent reason.

Action plan: Wyatt addressing issue with water company.

Topic: Old Business (completed):

- Signs with website information are now posted at each entrance
- Sgt. Kim Diggs is patrolling the neighborhood

Topic: Architectural issues, Michael Washington:

- Architectural concerns at four (4) addresses were discussed during a special meeting. Letters were sent to all 4 homeowners and the board is awaiting their responses. TCHOA's voice mail has not been checked, and must be checked to determine homeowner responses All are pending resolution.
- Homeowner 1, letter sent 7/2/06, should have replied already
- Homeowner 2, 2nd letter sent 8/21/06, should reply by 8/28
- Homeowner 3, 2nd letter sent 8/21/06, should reply by 8/28
- Homeowner 4, letter sent 8/10, should have replied already

Action plan: Jennifer Wall to get access to voice mail and check for responses

- Wyatt Smith spoke with attorney and black roof will remain in Brookstone because homeowner had approval
- Neighborhood walk-through will be conducted Sunday to check on all houses and phases of construction, etc.
- Homeowner 5 (overgrowth) cut lawn, issue resolved
- Two homeowners, 6 and 7, have different siding, Michael Washington waiting to hear from other committee member sent to check problem
- Homeowner 8 (lawn concern) letter sent, need to check voice mail

- Homeowner 9 (parking trailer in street), now in driveway, Wyatt to address with letter by weekend
- Squatter in Fieldstone: Michael Washington to draft letter warning residents about this issue

Topic: Playground:

- Playground has been remulched by lawn maintenance company. Board will discuss new mulching options this spring. Board also to discuss painting the playground this spring.

Action plan: Brady Krueger to: contact Yolanda about mulch, order trash cans for playground and basketball court, check crack on the slide and check mulch at back of playground

Topic: Entrance Lighting:

A representative from Luminaire will be meeting with board on Wednesday, Aug. 30 at 5:30 p.m. Meet at the entrance to Brookstone.

Action plan: Brady Krueger will report about meeting at next board meeting

Topic: Newsletter:

Kelly Rota-Autry will do fall newsletter, scheduled to be complete for Oct. 1

Topics to include in newsletter: Halloween information, possible fall get-together, architectural report, driveway maintenance, dues, new message board, landscaping and mailbox information.

Topic: Message board:

Jason Scheuer sent link to message board to the board members. Board approves cost of setting up message board for TCHOA community.

Action plan: Jason to set up message board and write about it for newsletter

Topic: Fund raisers:

Board agreed that fund raisers by neighborhood children would be posted on website.

Action plan: Jennifer Wall to contact webmaster and have info included on home page

Topic: Meeting signs:

Signs need to go up each month to let homeowners know about the upcoming board meetings.

Action plan: Jennifer Wall to work with Wyatt Smith about getting signs and putting them up the week of board meetings.

Topic: Landscaping:

Sarah Phillips is working on getting information about a landscaping design for the community and will present it to the board.

Topic: Mailboxes:

Action plan: Brady Krueger will contact Next Day Signs to get information, pricing for homeowners who want/need new mailboxes.

Next meeting: Sept, 27, 2006 at 7 p.m.

Meeting adjourned at 8:45 p.m.

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