

**Twin Creeks Homeowner's Association
October Board Meeting
October 25, 2006**

Meeting Called to order at 7:09pm

Board Members Present:

Brady Krueger, President

Kelly Rota-Autry, Vice President

Wyatt Smith, Treasurer

Jennifer Wall, Secretary

Jason Scheuer, Alternate

Reading of Old Minutes, Kelly Rota-Autry

Minutes approved, by Brady and Kelly

Treasurer's Report, Wyatt Smith

Wyatt says we are on track to stay on budget for this year. We are not raising dues for 2007. We will stay with the numbers for each category. We will keep the budget for community activities and hope that the Halloween kick off will encourage more community events. Dues should be paid by January 1, 2007. There will be a late fee of \$25, thereafter.

Wyatt will send yearly dues letter and 2007 budget, by October 31. He will send to the board for approval.

Budget was approved as submitted.

Secretary Report, Jennifer Wall

Topic: Link to EZboard from official website

Action: completed.

Topic: Meeting Signs

Action: Completed and posted at entrances

Topic: Voicemail

Discussion: Still working on connecting greeting to mailboxes.

Action: Jennifer will hope to have it completed by next meeting.

Topic: Personal email accounts linked from official website.

Action: Complete. Chairpersons should try to send themselves an email through this link.

Topic: Welcoming Work Group

Action: Put request in newsletter for volunteers. So far, no one has volunteered. Jennifer and Brady are considering contacting a resident in the neighborhood.

Architectural Committee, Michael Washington

- White gutters and downspouts (Fieldstone), not original color, mailed second letter

- Basketball Goal, letter sent, Homeowner sent letter to board.
Action: Architectural Committee will respond.

Lawn Maintenance

- Lawn mowed down so low, no letter
- One side burned out, received a letter awhile back
- Lawns will be looked at in the spring.

Screens

- Look at house tomorrow (10/26), to see if letter needs to be sent.

Sidings

A homeowner has patched siding.

Action: give suggestions to homeowner of things to be done, maybe power washing. It may need to be fixed. Michael will send letter to committee (10/26) to review and then send out after approval.

Landscape work group committee, Sarah Phillips

Chairperson not present

Lighting work group committee, Greg Clark

Chairperson not present due to previous commitment.

Old Business

Bump in Road at Creeks Crossing, Brady

Discussion: Brady called Mayor's Action Line

Action: Requesting that more complaints will be filed by homeowners, phone number to be called is 327.4622 on Creeks Crossing Drive, North of 62nd street, 6242 Creeks Crossing Drive is the nearest address

Topic: Trees growing under bridge, Wyatt

Discussion: Wyatt hasn't heard from Jay on the budget for cleaning up under the bridges. Jay's wife said she would send Wyatt a letter for an estimate.

Action: Ed Parada is volunteering to look for other maintenance companies and get estimates for our community. Wyatt will get Ed a copy of the existing contract.

Topic: Electronic Newsletter, Brady

Discussion: It is possible for us to develop an electronic newsletter. Kristi will meet with Brady and any other board member to discuss ideas. Kristi is not available to meet until after December 1.

Action: We will find out at the December meeting the cost.

Topic: Trashcans, Brady

Action: Brady received check tonight and will submit the order for five trashcans. The trashcans will be delivered to his address and he will need help getting them placed. Trashcans will be emptied by the company providing our lawn service.

Topic: Architecture Committee Meeting, Brady

Action: Board had meeting with Arch. Committee. There have been new procedures put in place. All letters written to homeowners approving changes will have signatures of a simple majority.

Directory, Jennifer Wall

Discussion: It was discussed that there are situations when the board needs to have name and telephone numbers of current homeowners. Ideas were introduced such as the welcome committee can provide that to board, talk with Bill Dorner about getting information to board, or possibly the electronic newsletter could provide this information.

Action: Jennifer will contact Bill and see what information he can provide.

Topic: Covenants and By-laws

Discussion: Correct on website

Topic: Rules and Standards

Discussion: These are defined as an expanded definition of the covenants.

Action: Jennifer will get them posted on the official website. An addition to by-laws regarding the architectural committee and mass exodus of architectural committee will be on next agenda.

New Business

- Power outages, can be construction in area or accident. IPL can be called to find out the reason. Further calls back to IPL may provide information.
- Entrance to Brookstone: winter grasses are usually cut down and homeowner would like to have them left for the winter.
Action: Wyatt will call Jay and let him know.
- Halloween flyers went out. Jason Scheuer went door to door (doorknobs). Jason decided not to go on porch of homeowner A and B because of camera on porch and the dog in the front yard. Jason got call from US Postal Service for leaving a flyer on Homeowner A's mailbox. Jason noted that he was trying to do something for the good of the neighborhood and homeowner A, who was at one time trying to be elected to board, did not want a good thing happening in the neighborhood. It was noted that homeowner A will not be getting any more flyers unless through the US Postal Service.

Due to the upcoming holiday season, the board approved a combined November/December meeting, returning to a regular schedule in January 2007. The combined meeting will be on Wednesday, December 13, 2006 at 7pm at Robin Run Village.

Meeting adjourned at 8:19pm