

Twin Creeks III HOA Board Meeting

June 19th 2007

Attendees: Isler (President, Beautification), Krier (V. President, Compliance/Architecture) Williams (Treasurer, Directory/Communications), Zeman (Secretary, Welcome)

Call the Meeting to Order - 7:45pm

Financial Report

Total expenses YTD \$20,397.52

- May expenses \$9,852
 - Pool contract - \$7,940
 - March/April lawn service – \$855
 - Pool signs, tables - \$320 (budgeted)
 - May social event - \$297 (budgeted)
 - HOA Management - \$275
 - Various other expenses - \$168

Committee Reports

Beautification

- Reviewed Landscaping design and estimates for renovation of front entrance; three options of the estimates were reviewed that included:
 1. Renovate front entrance beds
 2. Renovate island with new trees and ground cover
 3. Renovate island without new trees
 4. Landscape entrance view on private property

Directory & Communications

- Around 50 residents have submitted for directory, hoping for more
- Newsletter to be prepared for September

Architectural and Compliance

- Noticed pool being installed without approval on 120th
- Approval granted for pool/spa on 92nd
- Approval requested for landscaping on 119th
- Approval requested for exterior addition
- Received complaints about yard on 119th not being cared for (foreclosure home)
- Received complaints about roof piping not being painted per covenants on 92nd, 91st, 88th and 89th
- Received complaint about trash bins not being put away in timely manner
- Received complaints about children playing in streets in large numbers unsupervised; advised to speak to parent of children before coming to Board

- Web forum – hoped to have new skin and banners up; hoping to increase traffic by word of mouth

Welcome

- Committee now fully set with all streets being covered
- New neighbor sheet has been created to and disturbed to committee members for distribution
- Website section is still in development

Old Business

Trash Proposal Update

- Original proposal and Annual meeting was based on: reducing trucks, reducing time that cans sit on street, and increasing bargaining power (cost and quality of service). It did not follow process properly because there were not enough votes according to neighborhood rules
- Develop letter to be sent to homeowners with special meeting information
- Discuss pros and cons on board forum

New Business

- Open discussion of future budgeting process and need for quality time to be devoted to future of fencing, pool major maintenance (if equipment failure), landscaping renovations
- Open discussion of future of need to start developing documentation to cleanly handover board in January 2008 to reduce lag from January to April that occurred in 2007. This was vital planning time that is needed for final selection of pool contractor, lawn mowing, lawn maintenance, insurance, etc. to help make transition and workload easier for future boards to come.

Meeting adjourned 9:35pm