

## **Twin Creeks III HOA Board Meeting**

May 17<sup>th</sup>, 2007

### **Call the Meeting to Order - 7:45pm**

Minutes from Previous Meeting Approved and on website;

### **Financial Report:**

*Highlights for April 2007:*

- Collected \$3,485.92 in homeowners dues (including certified mailing fees)
- Paid annual insurance - \$3,221.00
- Paid two installments of pool contract - \$3,020.00

### **Committee Reports:**

*Beautification - Randy:*

- Masterplan drawing commissioned. Expect to be delivered soon for review of committee and board soon
- Planters at pool to be filled by landscaping company any day

*Pool/Social - Sean:*

- Pool is ready for opening day over Memorial Day weekend
- New umbrella's with solar lighting have arrived
- New lock to be installed on a cabinet for lifeguard personal storage; remaining cabinet space to be available for neighborhood use
- Great Plains requested to have vending machine removed due to low activity; New vending machine has been identified and ready for install as soon as Great Plains removes old unit
- New 4'x4' rules sign to be installed at the pool to increase awareness and safety
- Dessert social party signs are going up weekend of 5/18/07
- Koozies with TwinCreeks logo and website have been ordered for distribution at the party and for Welcome committee for distribution to new residents
- Purchased 2 banquet tables for neighborhood use (on sale). Tables to be stored in pool house

*Directory and Communications - Julie:*

- Newsletter is ready for distribution on weekend of 5/18/07.
- One loose page will be inserted into Newsletter requesting information to populate the directory.

*Architecture and Compliance - Heath:*

- Letter sent to resident on 90<sup>th</sup> street with trailer attached to basketball pole regarding non compliance with covenant

- Letter to be sent to resident on 119<sup>th</sup> Place with outbuilding covered with grey tarpaulin
- A letter was received by the President asking the Board what it could do regarding frequent activity in 119<sup>th</sup> Place that involved damage to cars, trash in yard, small motorized vehicles, frequent appearance of dog feces, and many “near misses” between cars and small pedestrians in the streets. Guidance was provided to have one on one discussion between neighbors to resolve the issue and consult the local city ordinances as the board does not have any jurisdiction

*Welcome Committee - Jeremy:*

- The foundation of the welcome committee has been established with neighbors on 89<sup>th</sup>, 90<sup>th</sup>, and 120<sup>th</sup> volunteering to welcome any new residents that move in on their respective streets. Still searching for volunteers for 119<sup>th</sup> cul-de-sacs, 91<sup>st</sup> and 92<sup>nd</sup> streets.
- Koozies with the neighborhood logo and website will be distributed to new neighbors along with a one page flyer with important information about the neighborhood.
- Still searching for additional ideas to enhance the new residents tab of the webpage and addition “give aways” for new residents (coupons from local establishments, etc.)

**Old Business:**

- *Over due HOA dues update - Julie:* all dues have been paid except for two bankruptcy / foreclosure homes (due to subordination in the line of all other creditors) and one home that has never been included due to miscommunication at time of original sale by builder. Letter to go out this week regarding this home and the total dues owed.
- *Trash proposal - All:* A template has been generated for issuing an Request for Quotes (RFQ) that will solicit prospective bidders for collecting trash in the entire neighborhood. In addition a timeline has been developed to manage this process including time for extra communications to the neighborhood and time for inquiries from the prospective bidders. HOA Management will be handling the RFQ process and documenting all bids to keep the integrity of the process. It was determined that a full quorum (section 6.5.2 of bylaws) was not met at the time of the vote in January 2007. However, there is a process outlined in the covenants and by-laws for overcoming a lack of quorum that involves having another meeting. This meeting will be announced as required by the by-laws and will be held in the next month to 60 days. The board will be working to create a special letter outlining work to date, when the meeting will occur and including a list of pro’s and con’s of having the trash service along with a form for submitting a proxy vote.

**New Business:**

- *Website usage and recommendations – Jeremy:* Website <http://www.twincreeks3.com> traffic continues to increase. A proposal for how to keep continuity of design, process for submittals by others was discussed, and improvements including archiving were discussed.
- *Newsletter- Julie:* Each board member to take a set of streets and place in door handle of each home. Special thanks to Kathy Oliphant and the spouses and children

of the board members for volunteering to help distribute as well. All 173 homes are to be given a copy along with directory insert

- *Web forum – Heath:* Heath discussed his progress on developing the web forum to facilitate increased communications in the neighborhood among residents, committees, and board members. Heath requested that a link to it be added to the website, <http://www.twincreeks3forum.com>. Heath encouraged all of the board members to register and if need be he can set up forums for each committee.
- *Electricity in the center island – Randy:* It will cost \$1649 to have electricity run to the center island for future tree “uplighting” and future outlet for Holiday decoration. Board approved expenditure.

**Next Meeting: June 19<sup>th</sup> at 7:45pm**

**Meeting Adjourned - 10:25pm**