

**Twin Creeks III & Twin Creeks III Extended  
Homeowners Association  
Board of Directors Minutes**

**December 3, 2008**

**Attendees: Christina Wertz, Harry Ashbaugh, Matt Gabrielson and Paul Fredette**

**Meeting Called to Order**

**Secretary Report**

Minutes approved as posted on the website. Christina made a motion to approve, Paul second.

**Treasurer Report**

- Reviewed the Vendor Transaction, Profit & Loss Statement, and Balance Sheet as of 11/30/2008 as prepared by HOA.
- Current balance in TC3 general account \$29149.32.
- Only one outstanding dues owed (Elle 41-6). Further action in New Business
- Balanced budget is on-target.
- Harry made a motion to approve, Paul second.

**Committee Reports**

- Beautification & ad-hoc fence –
  - Six of ten trees are dead at entry. Paul still trying to get Southwoods to replace the dead trees and shrubs and move edging to include the flood lights. Southwoods had promised by the end of October 2008 and Paul to push for completion by end of the 2008.
  - Reopened discussion about staining and cleaning fence. Paul will get two or more bids to clean/stain and Board to discuss options at the next meeting.
  - Matt made a motion to approve, Harry second.
- Pool & social – Christina Wertz
  - DEFERRED TO NEXT MEETING-Committee suggested a wish list
  - Pool contract is up for renewal. Christina to solicit Shawn and others on Pool Committee to help explore options to current vendor. To discuss at next meeting.
  - Matt made a motion to approve, Paul second.
- Architectural & compliance –
  - DEFERRED TO NEXT MEETING-Rezoning of park and pool application has been requested by Harry and will be filled out.
  - 11906 S 88<sup>th</sup> E Ave (House by pool-Chad Level home owner) follow-up discussed in Existing Business
  - Matt made a motion to accept report, Paul second. Approved.
- Directory & welcome –
  - NA

- Website & communications – Matt Gabrielson
  - NA

### **Existing Business**

- Only one property with outstanding dues. Elle 41-6. Matt to contact HOA and confirm certified letter was sent to property owner with notification. If not, send letter with 15 days to pay then file lien and send notification letter. If yes, immediately file lien and send notification letter.
- 11906 S 88<sup>th</sup> E Ave (Chad Level residence)-Chad contacted Harry & Matt in September about possible drainage/irrigation issues along his fence adjacent to the pool. Matt & Harry went on-site and verified some standing water and changed the water sprinkler cycle (deactivated the zone running along the South fence, and reduced the duration on the rest). Chad had a full Site Drainage Inspection performed on his property by Herndon Engineering Discussion on 9/23 and submitted it to the Board on 12/9/2008. The Board reviewed of the aforementioned report and concluded that the findings were inconclusive because, per the report, a water supply and sewer line pressure tests should be conducted and non-perforated gutter drain lines be provided on the three east gutter down spouts. Matt to contact homeowner with our decision. He can contact our general liability insurance regarding a possible claim or perform the tests and measures then follow-up with the Board. (Motion made by Harry, second by Paul, Approved 4/0)
- DEFERRED TO NEXT MEETING-Look into Rezoning park and pool. Harry will get plat and see how it is currently zoned.
- Matt to invite the Neighborhood Watch group to annual meeting to discuss a Twin Creeks III & Twin Creeks III Extended implementation plan.
- Matt to verify that HOA filed “Notice of Covenant Violation” on both locations at HOA expense 11937 S 88<sup>th</sup> & 9221 E 119<sup>th</sup> PI for shingle color covenant violation.
- DEFER TO NEXT MEETING-Christina to investigate new pool management company with alternative methods to lifeguards.
- Annual Meeting will be held the Thursday, January 29, 2009, from 7-9 pm at the Hardesty Library in the Maple Room.
- HOA to send Annual Meeting notice to all property owners by 12/15/2008.

### **New Business**

- Water bill-Paul to contact landscaping company about changing the watering cycles for winter.
- Phone bill-Christina to cancel the BTC phone service at the pool
- Trash bill-Matt to suspend the weekly trash service

### **Next Meeting**

Wednesday, 1/14/2009, at 7pm at Paul’s house (11933 S 89th E)