

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

June 26, 2008

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

Meeting Called to Order

Secretary Report

Approved as posted on the website. Paul made a motion Harry second.

Treasurer Report

Harry went door-to-door notifying those who answered about the outstanding dues and collected six. Also, the Final Notice worked (all but 6 homes have paid) and now the budget is back on track. Way to go, Harry! Your neighbors thank you!
Reviewed and approved Balance Sheet and Budget prepared by HOA.
Approved. Matt made a motion to approve the treasury report:

Committee Reports

- Beautification & ad-hoc fence –
 - NA
- Pool & social – Christina Wertz
 - Dippin' Dots was a hit with over 200 servings!
 - Pizza Party was a success
 - Need help on 4th of July festivities (10am Parade, 12pm Lunch w/hotdogs, 2pm Races)
 - Harry will talk to Sean about grilling
 - Splash-In Theatre showing *Cars* or *Ice Age* planned for July 19 from 9pm to 11pm. HOA will provide popsicles and extra lifeguards.
 - Planning end of Summer Blow-Out Bash with live band night with a hamburger shack for Labor Day weekend. Promote with banners & press release to increase visibility of Twin Creeks III.
 - Sun-visors are ordered
 - Matt made a motion to approve the report and Paul second it.
- Architectural & compliance –
 - Homeowner had a trash can out and needed to put it in the garage. Harry spoke with him and complied.
 - Homeowner replaced shingles asked if he could use Elk Prestige slate shingles and the variation was approved
 - AC committee recommended that the out-of-compliance driveway extension on 11937 S 89th be “grandfathered” and lien removed. Deferred to New

- Business
 - Report was Approved.
- Directory & welcome – Renee Mullikan
 - NA
- Website & communications – Matt Gabrielson
 - NA

Existing Business

- 11957 S 92nd - Treasurer to audit the legal bills for correct assessment and then refund if due. Harry brought up timeline of fence encroachment issues: Harry recommends all board members be present till we take further action. Tabled

New Business

- Harry clarified with neighbors about outstanding dues. Board did not file liens on any property until all outstanding dues were validated. Made action items on each outstanding property (below). Harry made a motion to accept recommendations on properties

| TC III Outstanding Dues List - With Updated Addresses | | |
|---|------------|--|
| Address | Amt Due | Action |
| 11992 S. 91st E. Ave | 415.00 | Corrected Homeowner name, resent bill, tabled until next meeting |
| 11993 S. 92nd E. Ave | 415.00 | Send Final Notice via Registered Mail with 2-weeks to pay or immediate Lien filed on property. Mail Notice of Lien letter upon filing. |
| 11963 S. 92nd E. Ave | 415.00 | Send Final Notice via Registered Mail with 2-weeks to pay or immediate Lien filed on property. Mail Notice of Lien letter upon filing. |
| 11985 S. 91st E. Ave | 415.00 | Send Final Notice via Registered Mail with 2-weeks to pay or immediate Lien filed on property. Mail Notice of Lien letter upon filing. |
| 11938 S. 88th E. Ave | 415.00 | Send Final Notice via Registered Mail with 2-weeks to pay or immediate Lien filed on property. Mail Notice of Lien letter upon filing. |
| 8809 E. 119th St. S | 800.00 | This house went into foreclosure and was subsequently sold and the process of foreclosure nullifies any dues outstanding on the property (MUST WRITE-OFF THE \$800). The new owners are only responsible for dues owed after they take possession of the property. Will bill new owners for 2008 pro-rated when purchased. |

- Discussed alternate shingles. Tabled.
- Look into Rezoning park and pool. Harry will get plat and see how it is currently zoned.
- Harry suggested pool to be sprayed for ants. Contact Arrow Exterminator with \$200 cap on expense paid by Swim Club maintenance budget.

- The Architectural Control Committee reopened discussion on 11937 S 89th driveway that is out of compliance. AC committee recommended that the driveway extension be “grandfathered” and lien removed. Board will get legal council through HOA to investigate if “grandfathering” is an option and what are the possible legal outcomes of further action.

Next Meeting

July 29th at 7 pm at Christina’s (9261 E 119th Pl)

Motion / Accepted to Adjourn