

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

March 30, 2008

Attendees: Christina Wertz, Jeremy Lott, Matt Gabrielson, Randy Isler, Renee Mullikin

Meeting Called to Order

Secretary Report

Minutes from the previous meeting were posted on the website and approved

Treasurer Report

Was presented to group. Dues aren't due until April 1st but only 40% of dues have been collected as of March 30th. The 2008 Budget was presented by Rene. The Board made modifications and approved it 4 to 1. It will be posted on the website.

Committee Reports

- Beautification & ad-hoc fence – Randy Isler
 - Proposal for landscaping pods out on 121st and stain and clean fence. Board previously voted on the 2008 Budget which does not include additional funds for capital improvements; however, we will re-evaluate after collecting dues.
 - Front entrance landscaping is complete however Southwoods did not place all lights within the beds so Randy will have that fixed.
- Pool & social – Christina Wertz
 - Pool Opening Day Will be Memorial Day Weekend Saturday, May 24 Hot Dog Cook out 12:00 – 2:00. Hot dogs will be provided please bring a dish to share.
 - Adjustment made to pool hours only change is Friday 10:00 – 8:00 instead of 11:00 – 9:00.
 - Other Social Events will be 4th of July Fun and Back-to-School kick off.
- Architectural & compliance – Jeremy Lott
 - Jeremy reported that the Architectural committee recommended not to remove the Oliphant compliance lien nor file against two other properties because the circumstances were different. Mr. And Mrs. Oliphant presented information and their side to Board. Board discussed and a motion was made to grandfather them in and remove the compliance lien. The motion failed 2 votes for and 3 against.
- Directory & welcome – Renee Mullikan
 - Purchased blockbuster gift certificates for new neighbors moving in.
- Website & communications – Matt Gabrielson

- NA

Existing Business

- Letter from Ward Oliphant. Discussed & voted as mentioned in committee report
- Lawn Contracts need be finalized. Complete
- Dues with special assessment to be sent on Feb 15-17: 40% have paid
- Pool contracts need to be finalized. Complte
- Add Nuisance Notice to website. Complete
- Post monthly financials to website. Complete
- Front bed to be installed early March. Complete

New Business

- New Business Garage Sale June 7

Next Meeting

TBD

Motion / Accepted to Adjourn