

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

May 22, 2008

**Attendees: Board: Christina Wertz, Matt Gabrielson, Renee Mullikin;
Visitors: Harry Ashbaugh, Paul Fredette**

Meeting Called to Order

Secretary Report

Approved as posted on the website

Treasurer Report

List of outstanding dues discussed

Approved

Committee Reports

- Beautification & ad-hoc fence –
 - NA
- Pool & social – Christina Wertz
 - Pool Party Opening Day – May 24th
 - Family Pizza Party – June 11th
 - Pool Party with Dippin' Dots (max 100 servings)- June 25th 6-9 pm
 - To purchase sun visors for pool distribution
- Architectural & compliance –
 - Porch extension discussed and since no Bylaws or Covenants govern the extension then there is no approval or vote necessary (per committee)
- Directory & welcome – Renee Mullikan
 - Mailed two new homeowner gift cards
- Website & communications – Matt Gabrielson
 - Purchase new metal sign that alerts homeowners of major announcements on the website.

New Business

- We had two openings on the Board. Harry Ashbaugh volunteered to become the VP and Architectural Control Chairperson. Paul Fredette volunteered to become the Member at Large and Beautification Chairperson. They were approved by all three existing Board members (3/0).
- Motion to send 3rd (Final Reminder) reminder letter for outstanding dues. If not paid by 6/15 then file liens on the property and send the 4th (Notice of Lien). Approved 5/0.
- Motion to immediately file a lien on Lot 25 Block 1 for \$800 since they are

- past due the last 2-years. Approved 5/0

Existing Business

- 11957 S 92nd - Treasurer to audit the legal bills for correct assessment and then refund if due. Approved 5/0
- Board agreed not to seek further legal council for on-going non-compliance driveway issues. Approved 5/0

Next Meeting

June 26th at 7 pm at Christina's (9261 E 119th PI)

Motion / Accepted to Adjourn