

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

September 10, 2008

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

Meeting Called to Order

Secretary Report

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

Treasurer Report

- Reviewed the current budget forecast as of 8/30/08. Comprehensive Balance Sheet, P&L, and budget review to follow next meeting.

Committee Reports

- Beautification & ad-hoc fence –
 - Six of ten trees are dead at entry. Paul spoke to Steve Welsh at Southwoods and they will replace the dead trees and shrub and move edging to include the flood lights by the end of October 2008
 - DEFERRED TO NEXT MEETING-Reopen discussion about staining and cleaning fence. Mention of using the \$2500 that was previously budgeted for the 2008 Fence CD. Board chose to discuss options of the fence staining at the next meeting.
- Pool & social – Christina Wertz
 - DEFERRED TO NEXT MEETING-Committee suggested a wish list
 - Labor Day Party held on August 30th was fun and attended by over 75 people. HOA provided live band (reportedly very good) and the food cooked and provided by Jim's Coney Island (1923 S Harvard Ave) was also a hit.
 - Pool is now closed
 - We will hold-over sun-visors for next year
 - Matt made a motion to accept report, Harry second. Approved.
- Architectural & compliance –
 - DEFERRED TO NEXT MEETING-Rezoning of park and pool application has been requested by Harry and will be filled out.
 - A/C was notified of two roofs were recently replaced with non-compliance shingles (brown tint instead of gray) at 11937 S 88th and 9221 E 119th Pl. Committee recommended that the shingles be replaced immediately as they are an eye-sore and do not conform to the neighborhood standards for uniformity. On 9/3-4 Harry and another A/C member delivered letters to both homeowners and spoke with each about the non-compliance issue.

- Homeowner at 9221 E 119th Pl verbally agreed to replace the shingle within 90 days. On 9/6 the A/C committee again affirmed the recommendation that the shingles were out of compliance and should be removed as soon as possible. Harry was subsequently contacted by attorney for 11937 S 88th and after a brief discussion; she was referred to the HOA attorney. The next day she requested a “hardship approval” via email. Further action is documented in New Business
- 11981 S 92nd requested to extend and screen patio. AC committee approved.
 - 9258 E 119 requested shingle info (primary and alternate)
 - House by pool (Chad) had standing water by N side fence for months. Harry & Matt investigated and found the sprinklers were set too frequently and too long a duration. Deactivated the zone along the homeowner fence and reduced the frequency & duration. Investigated inside homeowners home for buckling of his hardwoods that may be attributed to standing water. Advised the homeowner to investigate source and if he found the standing water was a cause to notify HOA. Further action documented in New Business
 - 11943 S 90th requested info on fence construction.
 - Matt made a motion to accept report, Paul second. Approved.
- Directory & welcome – Renee Mullikin
 - NA
 - Website & communications – Matt Gabrielson
 - NA

Existing Business

- DEFERRED TO NEXT MEETING-Update on outstanding dues and action items
- DEFERRED TO NEXT MEETING-Look into Rezoning park and pool. Harry will get plat and see how it is currently zoned.
- DEFERRED TO NEXT MEETING Will invite the Neighborhood Watch group to annual meeting to discuss a Twin Creeks III & Twin Creeks III Extended implementation plan.
- Need to confirm that the driveways have not been removed and HOA has filed a “Notice of Covenant Violation” that will need to be resolved prior to sale of the property

New Business

- Discussion about the recommendations of the Architectural Control Committee regarding the non-compliance shingles used on 11937 S 88th & 9221 E 119th Pl. Reviewed the legal recommendation dated September 9, 2008, from David K Wheeler of Butler & Wheeler. Motion by Harry and second by Christina (Board voted 4/0) to take the following actions based on the Architectural Control Committee and legal recommendations:
 1. Accept the recommendation of the Architectural Control Committee requiring immediate (as soon as possible) replacement with approved shingles (Motion made by Matt, 2nd by Paul, Approved 4/0)
 2. Will require the replacement of aforementioned shingles by January 15, 2009. (Motion made by Harry, 2nd by Christina, Approved 4/0)

3. Authorize David Wheeler to write a letter of non-compliance to both homeowners with required remedy and deadline at HOA expense (Motion made by Matt, 2nd by Paul, Approved 4/0)
 4. Authorize HOA to file "Notice of Covenant Violation" on both locations at HOA expense (Motion made by Matt, 2nd by Paul, Approved 4/0)
- Discussion of the water damage to fence & possibly the home just south of the pool (Chad Level residence). We will contact our general liability insurance regarding a possible claim (Motion made by Matt, 2nd by Paul, Approved 4/0)
 - Christina to investigate new pool management company with alternative methods to lifeguards.
 - Board approved a mailing to all residences reminding them we've "Gone Green" and that all communication is via the website. The mailing will have Board contact info, website areas of interest, and the initial Annual Meeting notice.
 - Annual Meeting will be held the last full week of January 2009 with the exact date TBD.

Next Meeting

November 13th at Matt's house (11957 S 92nd E)