

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

December 22, 2009

Attendees: Chris Nalley, Matt Gabrielson, Randy Isler, Ward Oliphant , Matt Bertelli

Meeting Called to Order

Secretary Report

Reviewed the Minutes from the November Board of Directors Meeting. Minutes approved as posted on the website. Motion to approve was made by Matt G seconded by Chris.

Treasurer Report

As of November 30, 2009, the current balance in the checking account is \$ 21,344.51. Randy estimated expenditures to the end of the year to be approximately \$ 2, 000.00. Still need the Landmark invoice for Nov. Motion made by Ward and seconded by Matt B to except report.

Architectural Compliance Committee Report

Matt G advised that he contacted the Homeowner reference to the trailer parked on the street by the pool. Homeowner advised he would remove it and has done so.

Motion to approve report was made by Matt G and seconded by Matt B.

Beautification Committee Report

Christmas Lights were installed as scheduled. Two faulty GFI electrical outlets located at the front entrance were replaced by an electrician at the cost of \$125.00. Additional electrical repairs are going to be needed later at the front entrance (add new circuit breaker). Motion to approve report was made by Chris and seconded by Ward.

Pool Committee Report

All of the umbrellas are broken and need to be replaced. Pool contract for Aquatic Management will be discussed in New Business as part of the Budgeting.

Social Committee Report

Nothing to report

Exiting Business

Further discussions and review of Site Drainage Inspection were had concerning Chad Level's request for reimbursement of his French drain along the poolside of his house. The report did not show conclusive evidence that the pool sprinklers were the cause of the damage within his

home. Motion was made By Matt G and seconded by Ward to pay half of the cost of the French drain (\$500.00) that Chad Level had installed between his property and the pool property as final payment as a 'good neighbor' gesture. Motion failed 2-3. Board suggests homeowner contact our HOA insurance if he feels like there is a valid claim.

Top 5 request list have been added to the website so that Home Owners could list things that they would like to see the Association do.

The Fulbright's initiated lawsuit for property libel is on-going. The HOA attorney was able to get the motion for default judgment dismissed, allowing the Association to answer the lawsuit. The HOA attorney has filed the response with the courts stating that their property is unequivocally out of compliance per the *Twin Creeks III Deed of Dedication and Restrictive Covenants*.

The water leak located at the front entrance has not been repaired but the water has been shut off. Landmark will make the repairs in the near future when weather permits.

New Business

Matt G to check if our webhosting has a module for an online directory.

We will give a \$100 donation to River Crest for allowing use of their facilities for the Annual Meeting from the Social Committee budget.

Reviewed the 2009 budget vs actual expenses, the trending shortfalls, and the expected cost increases for 2010. To continue the same services, the dues would increase to \$445/property owner. Discussed a budget that removed the lifeguards expense and even after funding restricted access equipment at the pool was \$60 cheaper in the first year and another \$30-50 cheaper in subsequent years. Motion was made to accept the budget (without lifeguards) of \$66,605 (\$385/property owner) by Randy and second by Matt G. Motion passed 3-2.

Chris asked that he make a motion and take a vote at the Annual Meeting to overrule the Board-approved Budget and accept the Alternate Budget of \$76,985 (\$445/property owner) that included lifeguards. The request was granted and the motion is on the meeting agenda. Additionally, Chris to provide content to be included in the Annual Meeting Notice.

Discussion of Ward's request to begin the process of amending the Twin Creeks III Deed of Dedication and Restrictive Covenants. Board will allow Ward and others to present the case at the Annual Meeting and it is on the agenda. Additionally, Ward to provide content to be included in the Annual Meeting Notice.

Matt G to create the Annual Meeting Notice, Agenda, and 2010 Budget Analysis. Will send to Board for their approval then to HOA for the required mailing at least 10-days prior to the Annual Meeting.

Next Meeting

The next meeting will be the Annual Meeting and it will be held at the River Crest building located at 13307 South Memorial at 7:00 pm.

Meeting Adjourned