

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

February 18, 2009

Attendees: Ward Oliphant, Chris Nally, Randy Isler, Harry Ashbaugh, Matt Gabrielson

Meeting Call to Order

Board Position Selection-Unanimous approval

- President-Matt Gabrielson
- Vice President-Chris Nally
- Treasurer-Randy Isler
- Secretary-Ward Oliphant
- Member at Large-Harry Ashbaugh

Committee Assignments-Unanimous approval

- Beautification & ad-hoc fence-Randy Isler
- Pool & social-Ward Oliphant & Harry Ashbaugh
- Architectural & compliance-Chris Nally
- Website & communication-Matt Gabrielson

Secretary Report

Reviewed Annual Meeting Minutes approved as posted on the website. Chris made a motion to approve, Ward second. Unanimous approval.

Treasurer Report

- Review financial reports as prepared by HOA: P&L Budget vs Actual, Januar Profit & Loss Statement, and Balance Sheet as of 1/31/2009 as prepared by HOA.
- Current balance in TC3 general account \$20,304.46 as of January 31, 2009.
- Homeowner dues require payment by April 1, 2009
- Ward made a motion to approve, Chris second. Unanimous approval.

Existing Business

- Allocate \$2000 from Pool Maint/Supplies/Furniture to complete the pool drain inspection and retrofit with vacuum breaker equipment for 2009 & 2010 public pool compliance. Randy made a motion, Matt second. Unanimous approval.
- HOA Management to mail the Welcome Packets to new homeowners. Need to write and provide to HOA.
- Discussion of cleaning and staining of fence along 121st St. Randy to get bids for March vote.

New Business

- Vendor and open contracts review. Need to bid the following

- Lawn maintenance, weed/feed, seasonal color-Randy to check on current contract to confirm month-to-month status. Randy to get a Landmark bid & Ward to get a bid from Chad Boyles for March vote
- HOA management-Randy to contact HOA Mgmt and get contract and current fee schedule for March vote
- Liability & BOD insurance-Randy to get bids for insurance (April premium) for March vote.
- Discussion of charging legal and filing fees for issues not related to dues. No decision.
- Discussion of the irrigation issues regarding the new trees. Ward to get a bid from Chad Boyles to extend.
- Need to add a page and webform to the www.twincreeks3.com regarding getting involved and committees. Focus on AC, pool/social, welcome.
- Discussion of an intro letter from 2009 Board. For March vote.
- Discussion of a 14' x 14' pool umbrella. Randy made a motion to use the \$4000 capital improvements and re-allocate \$700 from the social committee to fund the \$4700 umbrella and installation. Motion failed 3-2, however, it will be up for re-evaluation in the March meeting.

Next Meeting

Chris Nally's on March 25th at 7 pm.

Adjourn