

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

**January 14, 2009**

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

**Meeting Called to Order**

**Secretary Report**

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

**Treasurer Report**

- Year End Review: Vendor Transaction, Profit & Loss Statement, and Balance Sheet as of 12/31/2008 as prepared by HOA.
- Current balance in TC3 general account \$25,871.58 as of December 31, 2008.
- Only one outstanding dues owed (Elle 41-6).
- Paul made a motion to approve, Harry second.

**Committee Reports**

- Beautification & ad-hoc fence-Paul
  - Six of ten trees are dead at entry. Paul still trying to get Southwoods to replace the dead trees and shrubs and move edging to include the flood lights. Southwoods had promised by the end of October 2008 and Paul to make a final push for completion before Annual Meeting.
  - Matt made a motion to approve, Harry second.
- Pool & social – Christina
  - Pool contract is up for renewal. (SEE NEW BUSINESS)
  - Matt made a motion to approve, Paul second.
- Architectural & compliance-Harry
  - HOA Management to complete the paperwork on rezoning of park area
  - Hale's roof has been re-shingled to specs (SEE NEW BUSINESS)
  - Matt made a motion to accept report, Paul second. Approved.

**Existing Business**

- 11906 S 88<sup>th</sup> E Ave (Chad Level residence)-Matt contacted the insurance carrier and then provided Mr. Level with the insurance company's contact information for further action.
- Board decided not to pursue a Neighborhood Watch due to the prerequisite participation of the entire neighborhood (ie: requires Coordinator and a Block Captain for every 10-15 houses)
- Done-Water bill-Paul to contact landscaping company about changing the watering cycles for winter.

- Done-Phone bill-Christina to cancel the BTC phone service at the pool
- Done-Trash bill-Matt to suspend the weekly trash service
- DEFER-Staining and cleaning fence to next Board.

### **New Business**

- Hale's roof has been re-shingled to specs. Have HOA remove lien.
- Motion to waive the outstanding interest due on Bell L28-B4 (\$6.88) and Valbuena L9-B5 (\$2.00). Matt/Harry. Approved
- Motion to have HOA Management contract the pool drain inspection and retrofit if needed. Approved.
- Suggestion to have HOA Management mail the Welcome Packets to new homeowners.
- Motion to approve the 2009 contract for pool management service from Aquatic Management for \$24020.00. Harry/Christina. Approved
- Motion to purchase the \$2500 CD (budgeted in 2008) for the fence fund and an additional \$2500 CD for the fence fund from the Capital Improvements budget line item. Harry/Paul. Approved
- Discussion on the 2009 Budget. Motion to raise dues by \$15.00 to \$400.00 (3.9% increase) to cover the expected increase in overhead costs. Paul/Harry. Approved.
- Made changes to the budget based on expected increases and balanced the budget with a \$15 dues increase to \$400. The total budget for 2009 is \$69,200.00. Motion made by Christina, second Paul. Approved.
- HOA will mail Dues Invoices on 2/16/2009 with 4/1/2009 due date. Paul/Harry. Approved.

### **Next Meeting**

Annual HOA Meeting on January 29, 2009, at 7 pm at the Hardesty Library Maple Room.