

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

June 16, 2009

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

Meeting Called to Order

Secretary Report

Reviewed Minutes from the March Board of Directors Meeting. Minutes approved as posted on the website. Motion to approve made by Matt, seconded by Randy. Unanimous approval.

Harry Ashbaugh resigned from the Board on 5/19/2009. Chris Nalley nominated Matt Bertelli to the Board. Motion was made to accept Matt Bertelli's nomination by Matt G and seconded by Randy. Unanimous approval

Treasurer Report

As of May 31, 2009, HOA reports that TC General Account balance was \$55,698.41. All projects are paid except for the \$2050 fence bill. All but 13 Homeowners have paid their annual dues. Motion to approve was made by Matt G and seconded by Matt B. Unanimous approval.

Architectural Compliance Committee Report

A committee of four has been formed. No issues to report. Motion to approve was made by Matt and seconded by Ward. Unanimous approval.

Beautification Committee Report

All projects are complete (fence, umbrella, seasonal color). Motion to approve was made by Matt G and seconded by Matt B. Unanimous approval.

Pool Committee Report

Pool is open. Had numerous life guard complaints but Matt B discussed with Chris Keller and all is well now. Motion to approve was made by Matt G and seconded by Randy. Unanimous approval.

Social Committee

Three pool-related events planned for 2009 (4th of July, Back to School, Labor Day). No volunteers so far to help so we will be contracting the catering. Motion to approve was made by Chris and seconded by Randy. Unanimous approval.

Exiting Business

An online vote on 4/28/2009 to increase the fence project by \$750 to complete the project was approved (3 to 2).

Annual Garage Sale went smoothly.

New Business

Phone has been placed in-service at the pool through Labor Day. (pool budget)

Tree by the pool is dead. Motion to have Randy contact HOA and schedule for removal if under \$1000 (pool maintenance budget). Motion to approve was made by Matt G and seconded by Chris. Unanimous approval.

Randy to inspect the trees along 121st to determine if some are dead and need to be removed.

Matt and Randy to inspect the mowing along the common areas on 119th St. Randy to call Landmark to discuss if necessary.

Motion was made to power wash the pool furniture if under \$50 (pool maintenance budget). Motion to approve was made by Chris and seconded by Randy. Unanimous approval.

Old Toshiba laptop used by first Board treasurer was deemed obsolete and the HDD will be destroyed.

Discussion of the request by Chad Level to be reimbursed for his French drain along the north side of his house facing the pool. Decision was to deny request (4/0) since homeowner property drainage is not the responsibility of the association.

HOA Dues collection is in progress. HOA sent a “friendly” reminder letter via USPS first class mail to homeowners who have not paid their annual dues as of the mailing date (on/before 5/15/2009). Then sent a “Final Notice” intent to file lien if not paid by June 15th letter via USPS certified mail. On June 30th, HOA will file a lien on all outstanding dues properties and mail via USPS certified mail a copy of the lien with cover letter

Getting bids for salt/sand the entrance during ice storms.

Opened the discussion for discontinuing the lifeguards at the neighborhood pool next year. Tabled until next annual meeting.

Matt G to verify dues collection communication is being done by HOA.

Randy to get 2009 Budget report for next meeting.

Discussion of installing a swing set by the pool playground area. Randy to investigate install of curbing, gravel, and swing that matches existing equipment.

Discussion of a dusk-to-dawn light in the pool & playground area. Chris to investigate.

Determined that neighborhood email list is not available. Matt G to check if our website host has a plug-in for opt-in emails.

Matt G submitted receipts for the garage sale. \$70.96 for ad and \$5.00 for permit. Already approved by last month's Board meeting.

Next Board meeting is scheduled for September 9th from 7-9 pm, at Matt Gabrielson home.

Meeting adjourned.