

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

May 12, 2009

Attendees: Matt Gabrielson, Randy Isler, Chris Nalley (@8 pm), Ward Oliphant

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.

Treasurer Report

As of May 12, 2009, HOA reports that TC General Account balance was \$56,945.02. All but 34 Homeowners have paid their annual dues. Motion to approve was made by Matt and seconded by Ward. 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

Fence has been power washed and ready for stain/seal. The fence cleaning was started by Jim Evens Power Wash. Jim Evens was unable to complete the project. Atlas Power Washing was hired to complete the cleaning of the fence. Repairs to the fence were completed by Matt and his son. Top caps are secure. Discussion of power washing the top caps but no action to be taken. Seasonal color to be planted within the month. Randy to have Landmark adjust sprinklers to avoid fence. Motion to approve was made by Matt and seconded by Ward. Unanimous approval.

Pool Committee Report

Pool opens Memorial Day weekend 5/23/2009. Hours are posted on the website. Several inquiries to afterhours pool parties. Ward to contact pool mgmt company and get clarification to procedures & cost. Motion to approve was made by Matt 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).

Tulsa Accent Painting has been hired to complete the staining and sealing of the fence. Total cost of the complete project is \$3250.00

The installation of the permanent shade umbrella is in process. The first post had many factory blemishes and is being replaced. The pole & cover installation should be completed by opening day of the pool, May 23, 2009.

New Business

Motion was made by Matt and seconded by Ward to allocate \$100.00 from the social committee budget to be used for the advertisement & permit for the annual neighborhood garage sale to be held June 6, 2009, at 7:30 am. Unanimous approval.

Past Due Notices-

1. By May 15, HOA to send 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)
2. On June 1st, HOA to send a “Final Notice” intent to file lien if not paid by June 15th letter via USPS certified mail
3. On June 30th, HOA to file a lien on all outstanding dues properties and mail via USPS certified mail a copy of the lien with cover letter

Motion was made by Chris and seconded by Ward. Unanimous approval.

HOA to send out a newsletter to all homeowners advising of upcoming events/garage sale, pool hours/reservation requests, and a request for volunteers for the Social Committee. Motion made by Matt and seconded by Chris. Unanimous approval.

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

Next Board meeting is scheduled for June 16th from 7-9 pm, at Randy’s residence.

Meeting adjourned.