

Twin Creeks III
Homeowners Association
Board of Directors Minutes

Date: 12/15/10

Attendees: Mike Rocco, Mike Byers, Lori Filgas, Todd Stewart and Kevin White.

Meeting Called to order: Rocco, 2nd Stewart.

Secretary Report: Motion to approve the minutes of 11/17/10 by Rocco, Lori R. 2nd the motion. Minutes approved unanimously.

Treasury Report:

Checking balance as of 12/1/10 is \$ 33,382.00.

Two homeowners are still outstanding on their dues for multiple years.

Motion to file liens on the residents that have outstanding debt and have not made a good faith attempt to satisfy the debt by Rocco, 2nd Byers. Unanimous vote in favor 5-0.

(Board went into executive session. Board returned from executive session.)

The board reviewed the 2010 budget. Motion by Rocco to use any excess funds from 2010 not specifically appropriated and place it into the fence fund. 2nd White. Unanimous vote in favor 5-0.

Beautification/Landscape Committee:

Dead (3) trees at 121st entrance were removed.

Social/Pool Committee: N/A

Website/Communication: Annual meeting notice was mailed today.

Architectural Committee: N/A

Open Forum: N/A

Old Business: N/A

New Business:

A new pool management contract was submitted by Chris Keller with the same contract amount as last year. Byers motion to approve the pool the contract for 2011 submitted by Keller, 2nd by Filgas. Unanimous vote 5-0.

A bid from Metro Landscape & Construction was received and tabled for discussion at a later date.

Motion to adjourn: Motion by Mike Rocco, 2nd by Kevin W. Meeting adjourned.

Next Meeting: January 13, 2010 at 8:00 PM at Community Center