

**Twin Creeks III & Twin Creeks III Extended
Homeowners Association
Annual Meeting Minutes**

January 26, 2010

Current Board Member Attendees: Matt Gabrielson, Randy Isler, Ward Oliphant, Matt Bertelli

Approximately 35 property owners were represented.

Meeting Called to Order

Secretary Report:

The minutes from the December Board of Directors meeting had been previously approved and posted on the website. Ward gave a brief description of the duties of the secretary for anyone considering running for the position.

Treasurer Report:

Comprehensive 2009 Expense Summary, Recommended 2010 Annual Operating Budget was distributed to those who attended and will not be detailed in these minutes.

Randy Isler gave a description of the duties carried out by the treasurer.

Motion was made by Christina Wertz seconded by Jennifer Lillard to accept the report as given, motion passed.

Architectural Compliance Committee Report:

Chris Nalley was unable to attend so Matt Gabrielson gave a brief report of some of the things that were presented to the architectural committee. One homeowner was requesting permission to build a fence in front of his current fence to hide his trashcans. The request was denied due to the current restrictive covenants restricting this being done.

Another homeowner requested to build an outdoor fireplace in his back yard. There are no current covenants that restrict this practice.

There were a few complaints regarding trailers and trashcans being left out. These issues were remedied by contacting the homeowner.

Beautification Committee Report

Randy presented the report for this committee. Several projects were completed the biggest project being the cleaning and staining of the front entrance fence. Trees were replaced at the front entrance and the sprinkler system was modified to supply more water to the trees. The sprinkler system currently has a leak that will be repaired by Landmark when the weather permits. There is currently an issue with the electrical wiring at the front entrance that needs to be repaired the problem was discovered when the Christmas lights were installed.

Pool/ Social Committee Report

Matt Bertelli presented the pool and social committee report. The pool required some modification to the drains to bring it into compliance with State and Federal guidelines. The modifications were completed prior to the pool being opened for the 2009 season. Several umbrellas were replaced during the season and are in need of replacing again. The large permanent shade cover was installed.

The social committee held three parties during the pool season.

Directory and Communication report:

Matt Gabrielson presented the report. The website has been upgrade to include a section for homeowners to send a suggestion or comment to the board. Another area that has been added is a guest book section. The information that is generated from the guestbook could be used to assemble a neighborhood directory.

Exiting Business:

There was much discussion concerning the approved 2010 budget that did not include lifeguards. The approved budget set the annual dues at \$ 385.00. The 2010 budget was setup to allow each committee to have a set amount of money to work with.

New Business:

Nominations were taken for the 2010 Board of Directors. Five nominations were made the following members will make up the board of directors. The positions to be held will be determined by the newly nominated board members.

1. Lori Filgas
2. Mike Byers

3. Mike Rocco
4. Kevin White
5. Todd Stewart

A motion to amend the approved 2010 budget was made by Chris Nalley at the December Board meeting and was carried over to the Annual Meeting. The amendment would increase the amount of annual dues from the approved \$385.00 to \$445.00 and to reinstate the lifeguards. Motion failed with only six in attendance in favor of the amendment.

A motion was made by Christina Wertz and seconded by Jennifer Lillard to keep the annual dues at the 2009 rate of \$ 400.00, with the intent but not requirement) of hiring a monitor for the pool if the budget could support it. Motion passed, the 2010 annual dues were set at \$ 400.00.

Ward Oliphant presented a proposal to amend the restrictive covenant regarding driveway extensions. The current restrictive covenants prohibit the widening of driveways to exceed the width of the garage. The proposed amendment would allow the widening of driveway to exceed the width of the garage for residences that have two car or three car tandem garages with pre- approval from the Architectural Design Committee. The majority of the Home Owners present were in favor of the amendment. Ward will work to collect signature from 51% of the homeowners that are required to bring the amendment to a vote.

Motion to adjourn was made by Mary Jo Isler. And was seconded by Matt Gabrielson

Next Meeting

To be decided by the 2010 Board of Directors.

Meeting adjourned