

## **Twin Creeks III & Twin Creeks III Extended**

### **Homeowners Association**

### **Board of Directors Minutes**

**Date:** July 21, 2010

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

**Meeting Called to order:** Rocco, 2<sup>nd</sup> Stewart.

**Secretary Report:** Motion to approve the minutes of 6/13/10 by Rocco, Lori R. 2<sup>nd</sup> the motion. Minutes approved unanimously.

#### **Treasury Report:**

Seven residents still owe dues for a total of \$4,434.68. Mike B., Mike Rocco and Sharon at HOA will contact residents in addition to out of town owners regarding payment of dues. Lien filings on delinquent residents were delayed due to HOA's failure to timely send late notices.

Mike R. will contact Sharon at HOA and obtain copies of past and current liens that have been filed against home owners to verify current status.

Checking balance as of June 30<sup>th</sup> is \$51,493.29.

#### **Beautification Committee:**

Lori discussed details of the light to be installed for lighting of the playground area. Costs of the install will be included in capital improvements. Motion to install the light by Mike R., 2<sup>nd</sup> Byers. Approved 5-0.

#### **Social/Pool Committee:**

Mike B. advised that approximately \$350.00 was spent associated with this year's Fourth of July parade. This included snow cones, pre-parade flyers and prizes for the children.

Approximately \$1,500 of the \$3,500 social budget has been spent. Mike B. advised the pool umbrellas that were purchased at Seasonal Concepts this year had a canvas shrinkage problem. The umbrellas have full replacement warranties and Seasonal Concepts has agreed to replace the 3 umbrellas with new ones that are now made with a different material designed to prevent shrinkage.

Labor Day Weekend discussions were held which may include a catered cookout or other event. A live band was also discussed as a possible option. Ideas were also discussed for Halloween or other activities to encourage continued neighborhood involvement.

**Website/Communication:** N/A

**Architectural Committee:** N/A

**Open Forum:** N/A

**Old Business:**

**New Business:**

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

Motion to terminate association management contract with HOA Management, LLC and award the management contract to Lionheart Association Management by Mike R, 2<sup>nd</sup> by Todd S. 5-0 in favor.

Motion to approve Lionheart to provide Financial Management, Administrative Management and Pool Management at a cost of \$325.00 per month. Motion by Mike R, 2<sup>nd</sup> by Todd S. 5-0 in favor.

**Motion to adjourn:** Motion by Mike Rocco, second Kevin W. Meeting adjourned.

**Next Meeting:** August 18, 2010 at 8:00 PM at Community Center