

Twin Creeks III & Twin Creeks III Extended

Homeowners Association

Board of Directors Minutes

March 10, 2010

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

Meeting Called to Order:

Secretary Report:

Minutes of the previous board were reviewed by the new board members for status of HOA and status of upcoming contracts that need be negotiated and signed. Board members decided to have monthly meetings due to pressing HOA contracts and issues that needed addressed and signed promptly.

Treasurer Report:

Reviewed Balance Sheet and Budget of previous board.

Architectural Compliance Committee Report:

Resident Chris Duffy would like to extend existing patio. Todd will contact resident and provide details for required documentation to be submitted to the Architectural Committee and discuss at next meeting.

Beautification Committee Report:

Discussed bid from Landmark for mowing and maintenance of flower beds. Contract needs to be signed by 3/26/10. Bid was for \$885/mo which would amount to 28-32 total mowing days. Todd will contact Landmark to confirm amount to be charged when sanding and removal during winter months is required.

Pool Committee Report:

Mike Byers discussed pool contract proposal by Aquatic Management Co. The contract provides for daily servicing of water, but doesn't include cleaning of bathrooms, which was specifically excluded.

Mike will prepare proposed pool hours and discuss at next meeting and pool reservation policies.

Discussed installation of timer to provide security lighting during night time hours when pool is closed. Byers to obtain cost estimate for purchase of timer and installation.

The board discussed pros and cons of key vs. card swipe security gate to be installed at pool. Byars to

confirm previous estimate by Holders Security remains same price.

Byers advised state law requires new signs to be posted due to no lifeguards at pool this year. New signs will be purchased and installed. Restrooms will need to be cleaned, along with pool house and refrigerator.

Byers advised pool license will expire 7/11/10 and needs to be renewed. He will determine requirements for renewal.

Two lounge chairs at pool are broken and may need to be replaced, several other are showing signs of wear and tear. The removable umbrellas were broken and unusable. Byers will obtain cost to replace.

Byers will also obtain estimate for removal of rotting tree on pool grounds.

Social Committee Report:

Garage Sale tabled for next meeting.

Communications Report:

Mike Rocco advised board he renewed the Twin Creeks III website domain. Discussed when to send out newsletters which will include announcement of pool hours, garage sale date, etc.

Existing Business:

HOA management to provide estimate for continuation of management services for 2010.

New Business:

Motion to approve Landmark mowing contract. Motion by Todd/Rocco second. Approved 5/0.

Motion to approve Aquatic Management pool contract. Motion by Rocco/Todd second. Board approved 5/0.

Next meeting: 2 PM Sun. April 11th at Kevin White's house (9294 E. 119th St. So.)