

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

April 18, 2012

In attendance: Chris Duffy, Randy Isler, Matt McCormick, Brian McNeese, Jeff Moser, Jeni Wenrick

Meeting called to order at 8:07 pm

New Business

- Board will obtain copy of contract from LionHeart Management Association.
- New board votes to use \$14,937.80 net income of 2011 budget towards 2012 budget.
LionHeart will be notified to transfer funds to current budget

Committee Reports

Beautification

- Mr. Murph recycling container has been dropped off from American Waste Control Inc. Cost is \$49 per month for once per week pickup. Extra weekly pickups and placement of container can be changed if needed.
- Wenrick will schedule American Waste Control to coordinate a trash dumpster drop-off after the neighborhood garage sale in June. A dumpster will be provided for a few days for residents to dispose of large items which will then be hauled off
- Moser to install light fixtures under center island trees. Estimated cost is \$225-\$250 per fixture. Carriage lights on entrance walls will also be repaired
- Duffy to contact PSO for cost estimate to install another streetlight near playground cul-de-sac

Pool / Social

- Earth Day event scheduled for Sunday April 22nd. Flowers and mulch will be provided by Green Country landscaping. Homeowner volunteers will participate in planting and cleanup of common areas.
- Duffy will purchase new pool furniture to replace broken tables and worn chairs.
- The cost of more permanent sun shades will be researched (similar to the large green shade already installed). Location of shades to be determined
- Wenrick will contact Sportside Entertainment regarding concession machines for Cinco de Mayo pool opening. Chris Keller is underway prepping the pool for early opening on May 4th
- Necessity / cost of new paint for pool house and fence repairs to be determined at later date. Wenrick will collect bids for fence repairs and replacement

Communications / Website

- Informational flyers were distributed to all homeowners. Flyers contained board members' contact info, websites, upcoming events, etc. Residents can promote their businesses by sponsoring the printing costs of informational flyers

Architectural Compliance

None

Next meeting scheduled for Wednesday May 23rd, 8:00pm at Chris Duffy's house

Meeting adjourned 9:05pm