

Twin Creeks III Annual Homeowners Meeting

Thursday, May 10, 2018

6:30pm at TC3 Pool

Board Members Present:

- Brian McNeese
- Blain Gaddis
- Mike David

Note: Board Member Henry Smith unable to attend due to conflict. Seat formally filled by Tim VanOver vacant as he has moved.

Approximately 20 homeowners present.

Meeting Called to Order

Financial Report

Jim with Lionheart provided a copy of the financials to all present. Brian reviewed the financials discussing expenses from the Association for 2017. Also reviewed the budget for 2018 which has remained consistent to previous years. In addition, we reviewed pending receivables which is very low. There are only three homeowners owning more than the annual dues.

Pending Business

There was no pending business for discussion.

New Business

Due to a vacancy on the Board, nominations were accepted to fill the seat. Only one homeowner present, Todd Humphrey, was nominated and subsequently added to the Board. All remaining Board members were committed to stay on the Board. The 2018 board is:

Brian McNeese - President

Blain Gaddis - Vice President

Mike David - Treasurer

Todd Humphrey - Secretary

Henry Smith - Member at large

Discussion

Several updates were provided regarding ongoing upgrades the Board has approved. These include:

- Pool house painting (Already completed)
- Pool house parking lot re-striping (Already completed)
- Add additional of tree's along 121st
- Add additional lighting at the entrance and pool house
 - The Board is in the process of getting quotes to determine feasibility

Additional items were raised as concern by Homeowners present

- Add No Soliciting sign at entrance(s) to the neighborhood
 - General sense was this was a good idea which will be reviewed further by the Board
- Adding Speed bumps or similar measures to reduce traffic speed
 - This was discussed and everyone in attendance seemed to like the thought of adding speed bumps or speed tables to slow traffic.
 - The Board will research further to determine feasibility and present options once known
- Request to increase pool open time to 10pm
 - As discussed, a majority of those present felt it would be too impactful to those living around the pool to increase open hours
 - No further action expected at this time.
- Request to add additional aesthetic improvements to the entrance
 - As discussed, there was some concern with the fences around the entrance that did not represent the neighborhood. All in attendance seemed to agree that the Board should look into how improvements could be made.
 - As discussed, the Board is looking to get quote(s) to replace the fences directly ahead of the entrance off of 121st.
- Discussion on homeowner with recently extended driveway
 - At issue is a homeowner poured an extension to their driveway that extends beyond the width of their garage, ie, the driveway is 3-car width for their 2-car garage.
 - There was mixed opinion on whether this should or shouldn't be allowed and noted that there were a few others within the neighborhood that have extended drives as well. It is strictly against the Covenants of the neighborhood.
 - Some past Board members discussed the history of those with an extension.
 - Being against the Covenants, the Board is moving forward with process to file a Lien of Non-compliance against the homeowner until brought within the current Covenants.

Announcements

The following announcements were made:

- Forth of July parade will be at 10am. Pool games at noon. Potluck lunch and Josh's
- Pool is scheduled to open on May 24th

Meeting Adjourned