

TWINCREEKS 3 HOA

MEETING MINUTES

Date: October 11, 2023

Present: Andrew

Next meeting: October 17, 2023

Penhorwood
Meredith Thornton
Adam Neighbors
Michael Simmons

I. ANNOUNCEMENTS

- New Member at Large, Michael Simmons

II. DISCUSSION

- 121st and Mingo Land
 - No objection to the proposed zoning changes at Zoning meeting next week, residential seems to be best option for neighborhood.
 - There has been no offer to purchase it despite social media comments
 - Last communication to board was requested to give the property to new land developers for new 55+ managed community – *that is still not an approved offer*
 - Send an email reply to the developer and ask if they want to purchase the property and what is the offer? Action: Andrew
 - Get an estimate of the maintenance cost from current landscape company – Adam
 - Expect initial cleanup to be higher than on going maintenance
- Annual Fall Block party
 - Adam submitted paperwork to the city and has a group of volunteers to help coordinate
- Agenda Annual Meeting
 - Finance Update by Adam
 - Land Discussion
 - Announcements

III. ROUNDTABLE

- Covenant Violations: Missing and Dead Tress Notices to be sent ASAP – Meredith to coordinate
- Christmas Lights: Bid for Labor was same as last year \$1940, replacement lights for those stolen will be \$500. – Approved – Meredith Coordinating
- Adam working to get security cameras set up at pool and logged into the new AP.
- Meredith working to get cleaning crews outstanding invoices paid, never been sent previously
- Andrew reviewing the HOA Management contract, want to look for other bids since anticipate rates going up with change(s) in ownership
- Would like to create a running list of covenant items to potentially change including driveways, tree requirements, and possibly solar.
- Yard decorating contests – Meredith/Adam
 - Halloween – Judging will be Friday Oct 27th and winners announced at Block Party
 - 1/2/3 and honorable mention for fall décor
 - Christmas – Judging will be 12/23 – winners announced Christmas Eve
 - 1/2/3 and a Neighborhood choice
 - Use email addresses collected to send to residents to let them vote on their favorite