

**Twin Creeks Homeowners Association**  
**September Board Meeting**  
**September 24, 2014**

Members present: Wyatt Smith, Rod Coffee, Charles Spencer, Gregory Johnson, Nathan Harris-abs, Charles Young-abs, Brian O'Neal, and Kevin Patterson representing Kirkpatrick Management Company.

Meeting was called to order at 6:15 pm.

Kevin Patterson reported on the current financials.

Delinquencies were reviewed and discussed.

The Board discussed and approved the proposed new budget. Specific issues pertaining to the management fee were discussed and settled. There will not be an increase in dues for 2015. Budget letters will be forwarded to homeowners by November 1, 2015.

Walk thru property evaluations were discussed as they pertain to KMG's new software program. The new program should improve the timeliness of addressing covenant and rules and standards violations.

Letters to homeowners spelling out the new covenant amendment guidelines will be sent out soon.

Slow response from our current vendor has caused the need for a new one to provide repairs and water proofing to our development entrance walls. This process is currently underway.

Next meeting will be held October 21, 2014, KMG offices @ 6:00 pm.

Meeting adjourned at 7:30 pm.