

**Twin Creeks Homeowners Association**  
**August Board Meeting**  
**August 27, 2014**

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

Meeting was called to order at 6:10 pm.

Kevin Patterson with Kirkpatrick Management reported the following:

Current financials.

We incurred additional repair expenses to our water sprinkler system due to the installation of new sidewalks by the city.

Proposed budget was introduced and will be evaluated and expanded upon by the Board.

Delinquencies were reviewed and discussed.

Upon securing the necessary homeowners signatures, the Rental Cap Amendment is in process of being recorded by our Attorney.

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.

The Board has approved the addition of two new members, they are Brian O'Neal and Nathan Harris. Welcome.

Next meeting will be held September 24, 2014.

Meeting adjourned at 7:05 pm.