

Twincreeks Homeowners Association
www.twincreeksnaptown.com
Board Meeting
June 25, 2015

Present: Rod Coffee, Gregory Johnson, Wyatt Smith, Chuck Spencer and Charles Young

Absent: Brian O'Neal and Nate Harris (Alternate Members)

Kevin Patterson of Kirkpatrick Management was also present.

Our President, Wyatt Smith called the meeting to order at 7:00pm

A quorum was not met so the existing officers will remain; a regular board meeting was held.

Six homeowners attended and seven proxies were received

The Board members introduced themselves and invited the homeowners present to do the same.

Minutes of 2014 was read by Gregory Johnson. There were no questions. Rod motioned for approval as read and was seconded by a homeowner.

Treasurer's report was reviewed by Kevin Patterson who discussed with all to ensure clarification and address any questions.

The following topics were discussed:

- The Rental Cap
- Leash law on animals in the neighborhood and who should be contacted
- Process for having neighbors adhere to needed repairs

- **Homeowners asked about street repairs. Means for reporting potholes were discussed.**
- **Damage due to heavy rains was raised. Repairs are costly, but the problem has been reduced by careful use of resources.**
- **A discussion of fences took place. Fences have to meet standards of the Association. Box cedar is the rule.**
- **Care of ponds was discussed. Moss and debris have recently been removed. The water has been tested.**
- Security (No issues reported), enforcement of speeding, running stop signs, etc are monitored and violators will be ticketed
- New containers for storing trash will be provided by the city this summer. During the fall there will be a separate truck to pick up leaves. According to the city pickup driver, homeowners will be allowed 60-70 bags per week for pick up.

An interesting suggestion was offered by a new homeowner: Could the former basketball court be converted into a garden, or the former volleyball area? The Board will continue this discussion at the next meeting.

Homeowners present had very favorable comments regarding the board and their performance toward the community and were glad the rental cap was in place.

TCHOA website address (www.twincreeksnaptown.com)

Meeting was adjourned at 7:56pm