

Twincreeks Homeowners Association

www.twincreeksnaptown.com

Annual Board Meeting

June 22, 2016

Present: Rod Coffee, Gregory Johnson, Wyatt Smith, Chuck Spencer, Charles Young and Kevin Patterson representing Kirkpatrick Management.

Meeting was called to order by Wyatt Smith, President at 7:02pm.

A quorum was not met so annual meeting was changed to a regular board meeting. Not counting the five board members, there were eighteen present and five proxies received for a total of twenty three.

Minutes were read by Gregory Johnson. Motion to accept as read was made by the resident of Lot 56 and seconded by resident of Lot 15.

Board introduced themselves and those in attendance did the same.

Financial Report: Kevin Patterson reviewed the financial report and also discussed the accounts receivables summary. Account is audited by an independent firm and neighbors can review. Contact Kevin Patterson for details.

Wyatt Smith made everyone aware of the condition of the walls at each entrance and shared some estimates. These walls have been in place for over twenty years and time has taken its toll

- \$87,000 for complete replacement
- \$28,000 for repair

Further research and estimates will continue.

Question came up concerning the condition of the ponds. Kevin explained the process and also suggested the board join him in a meeting with our contractor to express the neighborhood concern.

New Business:

One neighbor commented she did not receive the voting ballots. However, those present said they had all received the ballots along with the annual meeting letter. The process was explained further by Kevin Patterson.

Question was asked how we handle foreclosure, abandonment and past due association dues. Wyatt Smith (President) addressed each issue separately and explained the process in detail.

Question was asked about security and parking on the street: Security of the neighborhood is handled by different IPD officers. They drive through the neighborhood, issue citations for those running stop signs and attend our crime prevention ice cream social. The streets belong to the city, so parking on the streets is permitted.

A neighbor asked if the board could talk a little about themselves so neighbors get to know everyone better. Each board member and Kevin Patterson took a few minutes to give those present a short verbal bio of themselves.

Neighbor suggests we have a welcoming committee for new owners. Rod Coffee said we had one before but have not had any volunteers to re-form this committee. If anyone is interested please contact the board.

According to our Crime Watch committee chair (Bill Dormer) crime in the neighborhood is down. However, to be more effective Bill needs more neighbors to volunteer to be block captains. Those interested should contact Bill. The next Crime Watch ice cream social will be this fall. A notice will be sent out in advance.

The question on snow removal was raised: The streets are plowed when snow reaches three inches. We do salt bridges but not the streets. Salt is damaging to the streets.

The entrance to Fieldstone floods during heavy rains: The drains belong to the city and are a city issue. We should ensure the drains are clear and continue to reach out to the city for a solution.

Neighbors commented that Pro Cut (Lawn service) was doing a great job.

Kevin is in discussion with the management company at 6500 Georgetown and they will be repairing the fence that borders some of the Fieldstone homes.

Wyatt made a motion to adjourn the meeting and was seconded by resident of Lot 15.

Next Board Meeting date TBD.