

Twin Creeks Ranch Homeowners Association

Meeting Minutes

September 20, 2014

Meeting called to order at 12:07 pm.

Mike introduced himself to everyone, apologizing for his absence in June due to surgery. Briefly summarized that there were a couple legal concerns brought up at the last meeting, and that they have been resolved. TCRHOA attorney states that our association is in good shape and doing things correctly.

Minutes read by Robert Reynolds.

Mike explained that after consulting legal counsel, the HOA is doing everything legally. If anyone has questions about anything, please send a note to the board and the board will, if necessary, consult legal counsel for clarification. It is preferred that communication is person to person instead of lawyer to lawyer.

Item clarifications (validated by attorney):

- Quorum requirement: 30% present needed for NEW business.
- Quorum for board election includes mail in, proxy, and those in attendance.
- Voting rights between officers and normal board members = the same.
- Must conclude meeting that was suspended in June
- Can we remove unruly members from association meeting? Yes, we can.
- Do we need to put any services out for bid? No. we are a non-profit, private corporation.
- How to we deal with interference? If interference causes a danger, sheriff should be called. If other interference, refer to covenants for relevant relief
- Working to stagger elections of board members to keep from having to elect the whole board at once every year.

Touching on the budget again:

- Dues do not have to be raised
- Board's commitment is to keep dues as low as possible
- \$4000 spent on legal fees last year to track down people not paying dues. \$3557 past due collected. \$414 in late fees collected. \$2460 in finance charges collected.
- Boards will continue to pursue those that don't pay their dues. 93% pay on time.
- Board will work with those that need special arrangements to pay their dues.
- \$20k in emergency fund

Question about gravel placement:

- Stagecoach highest travelled road, so gets most of gravel.
- Previous year, lots of gravel on Goldmine, Chief Joseph

Question about intersection of stagecoach and wild turkey

- Lots of wear due to runoff. We will have to do something to address this.

Dogs attacking cattle. Dogs should be tied up. Dog can be shot if attacking cattle, and damage to cattle is responsibility of dog owner.

Open range: cattle have the right of way.

Help ranchers get cattle out, don't hinder them by harassing them.

Announcement about Medstar: \$59 a year for family. Helicopter service for emergency extraction conducting meeting October 18 at 7pm at Tunk Valley Grange.

Counting of ballots for board election and approval of budget. Budget passed and voting numbers announced.

Floyd 49 – Vice President

Rick 31 – Board Member

Jay 45 – Board Member

Ben 57 – Board Member

Mike 57 - President

Robert 48 – Secretary

Steve 15

Bob 53 – Treasurer

66 total voters

Homeowners Association meeting adjourned at 1:02pm.

Notes from Board meeting:

Opened at 1:12pm

Issue 1: Proposal to drop quorum number from 30% to 15%. Quorum in person needed lowering to conduct new business. Board approved proposal. Announcement will be sent out.

Item 2: Staggered terms for board members. Board agrees to look into methodology for doing this.

Item 3: Road issues

- Enable homeowners, but look at road issues afterwards to make sure road/ditch integrity is maintained. Homeowners are responsible for fixing issues that are the result of personal maintenance or power installation. Proposal: anyone who wants to do anything in the common

areas need to inform the board prior to work being done. Proposed fines: \$100 first offense, \$250 for second offense and \$500 for third offense for non-compliance plus whatever it costs to fix the common area. Mail to the board to let them know what's going on. Need to keep documentation. Process doc. Robert will write.

Item 4: Junk on property. A couple complaints about junk on lawns. File a complaint with the board. What is the issue? Board will address issue with landowner.

Item 5: Snowplowing. Meeting with 24/7 again, the people who did it last year. Looking to do multiple year contract. Nobody has authority to plow roads except those hired to do it.

Item 6: Website. Myra Haws. Get a better footprint on the website, make it better.

Plead for more involvement.

Board meeting adjourned: 1:49.