

Twin Creeks Ranch
Homeowners Association

Meeting minutes

June 4, 2011

The meeting was called to order at 1:13PM on 6/4/11 by President Mike Quartararo.

A general report was given by Mike regarding past years activities relating to the state of current TCRHOA finances which are good, road maintenance and the heavy snow this past winter which required the need for additional plowing and over-expenditure of the snow plow budget. It was also mentioned that this had been a unique year with only three board members and a special thanks was given from Mike to Bob Strock and Bob and Carole Wright who did a great job in keeping board functions moving forward. It could not have been done without their 100% team effort. Also discussed was the current past due situation which was only 8% for current year assessments.

There are still several members who are past due since the TCRHOA was assumed by the membership in 2006 and all attempts have been exhausted to get these members to pay dues when assessed. One final letter will go out to these members reminding them of their current arrears situation and if no response is received there will then be a claim filed in Small Claims Court with the goal of a judgment against them. The board still remains willing to talk and attempt to reach settlement for past dues from these members but there must be a response and willingness on their behalf to make it work.

Minutes were then read from last year's annual meeting on June 5, 2010.

Mike again emphasized the need for more members to take part in association matters and hopefully get more volunteers to serve on the board. The same individuals cannot be expected to serve on the board indefinitely and it can be a rewarding experience to take part in shaping the future of events at Twin Creeks.

Road maintenance activities were reviewed for the past year by Bob Strock and current year projects include installing culverts on Power Butte Road. Additionally several loads of gravel will be need to be put down in various spots to repair roads surfaces damaged from this last winter snow. Bob also reviewed weed spraying with a special emphasis put on making sure the right chemicals are being used in spraying not only for the environmental impact but to insure one chemical is not offsetting the benefits of another.

Snow plowing was reviewed and this last year's snowfall total was one of the heaviest on record since the formation of the Twin Creeks Association. Most roads were kept open with the exception of Upper Crawfish Vista and Bear Skull Road which create a challenge every year due to their exceptionally steep climbs and elevation. Two vendors were used for snow removal this year and the plan will be to do the

same for the 2011-2012 fiscal year. A review of snowplowing activities for last winter will be done in the fall and any input from the membership is gladly welcomed on areas we might improve.

The Treasurer's report for the past year was reviewed and at present the association is in a good financial state. Assessment collections for this past year were 92% of total billed and hopefully after the current assessment is complete in the fall we can move another 3-5K over to our long term road maintenance account. The budget was overspent by approximately .5K primarily due to additional snow removal needed from the harsh winter. Past dues were discussed and reference made to statements made by Mike Quartararo earlier in the meeting about steps that will be taken to hopefully resolve this issue. The budget for the 2011-2012 period is proposed at the same rate as this past year with no increases planned at this time. Cash on hand is approximately 13K which we will need to operate the association until after the 2011-2012 assessments are received by the end of October 2011.

A vote was then taken for budget approval and board of directors. While results were being tallied the following was discussed.

Theft at Twin Creeks continue to be a sporadic problem and it was emphasized to be sure and call the sheriff's office when these incidents occur and if needed have them come out. At the very least a file and record of the incident will be created and hopefully aid in future incidents when they occur. It was suggested a committee might be formed to look into this problem and possible solutions.

Fire safety was discussed and a review of the current regulations regarding lighting fires and their maintenance while burning was covered. . Sheets were available and handed out regarding current DNR fire burning regulations. This fall could be a very high fire risk situation as the rains have continued later into the year and dead grasses will be taller than normal.

The proposed budget for the 2011-2012 was passed and the following members were elected to the board.

Mike Quartararo –President

Bob Strock—Vice President

Bob/Carole Wright—Secretary/Treasurer

Bob Redman—Trustee

Floyd Cinnamon—Special Advisor

The vote however could not be validated due to a quorum not being present of least 30% of the lot owners.

Per the bylaws and covenants when a quorum is not present the current board remains in office until such time as a vote can be made with at least 30% of the lot owners participating. The date for this election will be reviewed and determined for the future.

At this time the current board will remain in office and Mike Quartararo in accordance the bylaws and covenants assigned Bob Redman and Floyd Cinnamon to their posts as listed above.

Meeting was adjourned.