

Twin Creeks Homeowners Association Second
Annual
General Membership Meeting Minutes

June 23, 2007

Location: Tacoma Sportsman's Club
Puyallup, Wa Meeting called to order
1:05pm

Officers Present:

Craig
Toups — President Wes
Haws — Vice President
Jeanette Hyatt — Treasurer
Bob Redman —Secretary
Trustee position Vacant

Presidents Report: Craig gave a brief on the primary goals the Board tried to achieve in the past year, and some of the obstacles the association faced.

It was discovered that TLC had not maintained all roads to same standards, and some areas had considerable weed growth.

Primary focus was on maintenance of the association roads.
Identify areas of primary concern that are in need of gravel.
Weed control along roadways.
Obtain bids for, and secure Contractor for winter Snow Removal.
Establish a Bank Account for the association.
Obtain Liability Insurance for the Board.
Obtain an attorney for legal advice on various matters. Development of a Budget for the upcoming year.

Treasures Report: Jeanette reported of the Income and Expenses of the past year.

Reported on Dues shortcomings (unpaid dues).
Reported on the established Budget of October 21, 2006.
Primary expenses were winter snow removal and weed spraying this year. See attached Report for the specifics of the Financial Report.

Secretaries Report: Bob gave a brief on the four Board meeting that took place in the past year. Three of which were conducted via conference call.

Primary subjects of all meetings were Road Maintenance and Dues collection.

Vice President: Wes Haws spoke at length on the issues of snow removal of this past winter, why weed spraying and clearing was not accomplished last year. He also spoke to the costs of graveling the primary 'hot spots' and the costs to be incurred. Basically, the Association does not have enough money to gravel all areas because of lack of funds due to the amount of unpaid Dues.

At 2: 15pm the floor was released for open discussion from the members.

Subjects of discussion:

To increase or not increase Annual Dues.

How to retrieve unpaid Dues and why are there unpaid Dues.

One-time assessments to generate Emergency fund for major road repairs, such as from washouts.

Safety concerns from discharging firearms.

What to do about neighbors burning during county wide Bum Bans.

Vote for the new Board of Directors:

Nominations requested from those in attendance.

Ballots and Proxies were handed out, and then were tabulated by members George Barnes and Mike Toups

Results:

President: Wes Haws

Vice President: Marty Wolfe

Treasurer: Jeannette Hyatt

Secretary: Mike Quartararo

Trustee: Sam Beekman

Contact information for the new Board attached.

Meeting Adjourned 3:30pm

Attachments:

Financial Report

Board of Directors Contact Information