

TWIN CREEKS RANCH HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

SEPTEMBER 22, 2007

TUNK VALLEY GRANGE

Meeting was called to order at 4:03 PM and the following members were present:

Wes Haws—President

Jeannette Hyatt—Treasurer

Mike Quartararo—Secretary

Sam Beekman—Trustee

Marty Wolfe—Vice-President (absent)

Meeting notes were read by Mike Quartararo from 6/23/07 association meeting held in Spanaway, Wa. with no questions or comments.

Jeanette Hyatt reviewed financial report in detail of expenditures for the period of 6/06—6/07 and proposed expenditures for the 2008 period. Copies of expenditures for 6/06-6/07 were sent out with annual dues notice as well as proposed expenses for the 2008 period. Detail was also given on past dues status which at present is in excess of \$11,000 on the 155 parcels for the Twin Creeks area. It was noted that at the time of assumption from Tacoma Land Company the association was given only a check register of previous expenditures and records are vague in many cases as to expenditures and income due. Legal counsel will be used as necessary by the board to ascertain legitimate past dues owed and appropriate action taken to recover.

Snow plowing was discussed with concern for having sufficient funds available to plow and keep all roads open for the winter. Priority must be put on current residents who live in the area year around with goal still being to keep all roads open in the winter. A suggestion was made to mark the driveways of folks who live in the area year around and those who visit during winter months to again prioritize snow plowing if funds become an issue. Bids are currently being sought for snow removal.

A motion was put forth from a member present and seconded to put a cap on yearly association fees not to exceed \$100 annually.

A motion was also put forth and seconded to eliminate the association and/or restrict board functions to that of road maintenance and snow removal.

Wes Haws explained that at this time he had no authority to act on these motions as this was a board meeting with members invited and present to observe only as stated and allowed in the bylaws. Questions were certainly welcome and would be answered if possible.

Liability insurance was discussed and agreed upon for the current board with the renewal being paid when current policy expires. Insurance for road liability on common areas is being reviewed and looked at for feasibility.

Jeannette discussed per a question from the audience audit responsibility and the board is currently reviewing an independent auditor to complete this function and be available to the membership in a Nov/Dec time frame.

Concerns about shooting at targets etc. on the properties were expressed by an association member and the lack of safety practiced in some instances endangering other people. Although the association has no power to enforce rules and regulations in this area the county sheriff's office can be notified and they will address the issues.

Concern was also expressed by an association member regarding mistletoe and the detrimental effect it can have on current foliage if not contained. Handout literature was available and circulated to attendees.

Formation of a road committee was discussed with a count of 3-5 members of which hopefully a majority would be landowners that live on the properties year around. Main purpose would be to observe and advise on current road conditions, repairs needed etc. and advise the board regularly. A notice will be put on this web site within the week for anyone interested and we will post progress.

Board meeting was adjourned at 5:48 PM

Michael L. Quartararo

Secretary--TCRHOA.