

Twin Creeks Ranch Home Owner Association

2023 Meeting Minutes

Tunk Valley Grange June 17th, 2023

Meeting Called to order by President Wes Haws at 12:00pm and the agenda was outlined.

Bob Redman read the minutes from the 2022 Association Meeting, they were accepted and approved by the members present.

Wes gave the Treasurers Report covering expenses Vs income. Then covered the 2023-2024 proposed budget. Based on the increased budget, it was announced the Board of directors approved an increase in Dues was necessary and would increase from \$185/year to \$265/year. Association membership voting approved this change.

A line item was added to the Road Maintenance expense, Tree Trimming along easements to 10 feet from shoulder of roadway. This was added due to comments from our Snowplow contractor that he cannot effectively clear the roads to width due to trees and branches encroaching on the roadway.

Don Graham questioned for clarification on tree trimming. Wes explained road easements are mostly 60 feet (30 feet from road center), some 40 feet (20 feet from road center), but that roads would be trimmed 10 feet from their shoulder. Trees 6 inch and under would be removed, while larger trees would be trimmed up to 15 foot to allow for unobstructed snowplowing. Removals and trimmings would either be chipped or hauled away by the servicing contractor.

Ballots for new Board members were handed out, and Wes asked if there were additional nominees/volunteers from the members present. Current nominees were Carole Wright and Bob Redman. No additional nominees were offered.

Covenant Article VII Section 7.4 Garbage and Refuse Disposal Violations-Wes covered the process in which the Board developed to notify property owners which were in violation. There were 6 properties identified, 3 came into

compliance last fall. The 3 remaining properties are being accessed \$10/day until remedied.

Late Dues properties action – The Association has taken Legal action to Foreclose on a property \$7k+ past due, and there currently is over \$6k in Legal fees. The plan is to see this action through and then start foreclosure actions on other properties in order of dollars due. The Board does not like this approach as it will likely cost property owners thousands of dollars in legal fees but believe it to be our responsibility to enforce our covenants in regards to collection of past due assessments.

Road work – Currently obtaining bids for winter washout repairs on Bear Skull Road. Other roads in need of work... Crawfish Vista lower end, and Longhorn Trail lower end. Completed in 2022 – Wild Turkey hill, mid-section of Crawfish Vista, Chief Joseph section widened and a culvert repaired.

Covenant Article VII Subsection 7.3 Animals...Dogs contained to property and not allowed to run loose threatening others. What can this association do? What can Complainant do? It was shared that the Sheriff Dept. won't do anything unless there is video proof. Other options were discussed, but no resolution. For now the membership on hand was in favor of no further action on this topic at this time.

Fires and Safety – Adhere to County and DNR burn ban directives. May include target shooting bans. There have been two cabins burn down in the past year in the association and the fault while not confirmed seems to be solar installations. Please use care and caution if installing these systems.

Target Shooting Safety - Be sure of backstops! Talked of couple of issues with bullets crossing property lines and possibly endangering other people.

Road Speed Limits – Set for vehicle and pedestrian safety. Many corners have limited visibility. Excessive speed also creates dust, equates to erosion of road surface and more maintenance. More \$\$\$\$

Voting results – Carole Wright and Bob Redman voted to Board.

Open discussion – Debra Lee announced there is a box placed and mailboxes for package delivery (county road and Stage Coach Trl).

Meeting adjourned at 1:16pm

Board Members – Wes Haws...President

Greg Sangster...Vice President

Carole Wright...Treasurer

Bob Redman...Secretary

Mike Quartararo...Board Member

Post meeting Board meeting:

Discussed and approved an Amendment to the Association By-Laws Article VII Section 2.c IV, to match that of Covenant Article 5 Section 5.10...Foreclosure period.

Approved by Board members in attendance...

Wes Haws

Greg Sangster

Carole Wright

Bob Redman