

Twin Creeks Ranch HOA Meeting – June 22, 2019

Meeting called to order at 12:35 pm.

Mike outlined the agenda.

Robert read the minutes. The minutes were approved.

Meeting handed over to Mike for the Budget Review/Treasurer's Report

- Came in at 94% collected dues, which is good. Collected \$450 in past dues.
- 10-12 people haven't paid dues, with some sent to collections
- Efforts being made to collect dues is worth it, even with losing 40% of collected returns to the collection agency. Collection agency is good, and very professional.
- Spent \$707 on 7 liens against severely overdue people (multiple years).
- Insurance costs increased about \$150.
- Road costs were \$9500, \$500 less than budgeted.
- Snow removal: \$8250, a little over the \$7700 budgeted.
- \$1700 for weed control came in a little under the \$2000 budgeted.
- Association is in the black, thanks to almost everyone paying their dues.
- Budget for this coming year will be unchanged from last year. There is also no need for an increase in dues this year. \$185 per lot, \$28,100 income per year.
- Able to put \$3000 back into the reserve account.
- HoA members can always look at individual budget line items published on the web site.

Road discussion:

- Jerry gave a presentation on what we finished up in road repairs:
 - o Repaired Bear Skull
 - o New culvert put in Vista
 - o Wild Turkey graded from beginning to the dip
 - o Stagecoach repaired where it was severely damaged
 - o Additional culverts repaired
 - o Washout on Chief Joseph repaired along with culvert repair
 - o Powers Butte widened, reditched, regravelled in two sections
 - o Still some trees that need to be trimmed. Scott Hughes will give a price on doing this work.
 - o Snow plowing contract for coming winter is signed.
- What to do about trees crowding roads and ditches
 - o If trees are on your property and causing a problem, please cut them down...but don't throw the debris into the ditches. We'd rather not have to hire someone to do the work if we can all work together to get it done ourselves.
 - o If unable to take care of things yourself, let the board know.

- Getting signs made that say “no fires” when a fire ban is on. Signs will be placed at every major road entrance. \$45 per sign.
 - If you see someone violating the burn ban, please call DNR, not the sheriff. 509 – 422-7232. Or 509-685-6900.
 - Number for DNR is on the front page of the web page.
 - Weeds are more of an issue now than in the past. Spraying this year.
- Open Discussion
- Nuisance properties (not yard art). Old cars. Garbage piled on lots. Things that can be seen from the road
 - 4 lots we know of in pretty bad shape
 - Drives property values down
 - Need conversation with the people who own these properties, but need to decide on what to do and a timeline for action.
 - Opened to the ownership for input
 - Mike read the pertinent covenants, which are available on the website <paste in>
 - Suggestion that priorities should be fire mitigation, trash, then eyesores/unsafe things.
 - There are County laws governing some of this as well. Are codes being violated?
 - Might be time to call the County and have them come out and do health assessment visits.
 - What about what we can't see?
 - How did you identify it? Trespassing? Needs further discussion. Priority should be on stuff that can be seen from the road. Then move on to other issues.
 - What about brush/natural waste piles? Perhaps clean up the covenants language for when these piles should be cleaned up.
 - Board will get together and make a proposed plan, then send a letter to the association. Board will also identify the properties that need to be addressed immediately.
 - Trees falling down over the road:
 - Association's responsibility, but we would hope that neighbors will step up and lend a hand. If can't be handled that way, we can set it up so that someone can contact a board member and send a message. Call if urgent.
 - Alternative is to hire someone, which is expensive
 - Puppy Farms question from last year:
 - Nothing in our Bylaws/covenants that say a person can or can't own a business.
 - Might be a concern if there is an increase of traffic
 - County has guidelines (need to check) that regulate home businesses.

Board election results:

- Brian, Robert, Carole re-elected to the board.

- Board looking to create advisory committee of full-time residents to offer input to the board. Committee has no board voting rights, but will have valuable input to the board.

Meeting adjourned 2:06 pm