

Meeting Minutes June 21, 2008

Twin Creeks Ranch Homeowners Association

Date: June 24, 2008

Re: Minutes from Annual Meeting June 21, 2008

Meeting was called to order by President Wes Haws at 1:30 PM on June 21, 2008. First item was a review of the minutes from our previous annual meeting on June 23, 2007, conference calls held by the board during the year and a review of the minutes from the board meeting which was held at the Tunk Valley Grange Hall in September 2007 with access to all association members.

A Treasurer's report was presented covering current expenditures, budget for the new fiscal year and a partial report on past dues status. Handouts were available for all who attended covering a detailed list of all expenditures since the association was turned over from TLC in June 2006 and the proposed budget for the new fiscal year. The new budget was also approved by the board at this time with an open forum from the members on any questions they may have.

Items on the agenda and discussed were:

1) Snow plowing and winter maintenance of the roads.

A report was given by Mike Quartararo regarding how last years plowing needs were coordinated to give the best coverage for all members on clearing the roads in winter. It was noted that we need to start now on determining who is up at Twin Creeks in the winter and plow accordingly by that status. Permanent residents will receive priority status with regular winter visitors next. For roads where no one is coming up in the winter there is no need to plow and based on funds available we need to have a definite plan of where plowing reductions are to be made in the event of a revenue shortfall or exceeding budget. This last winter if the snow had not stopped when it did we would have exhausted all funds available for both snow and road maintenance with no other emergency funds available. Coordination on determining who is up at Twin Creeks in the winter will be done by a complete mailing to all members and posted to the Twin Creeks web site prior to this fall season.

2) Seasonal road maintenance and road signs.

Review of this subject was done by Mike Quartararo with emphasis put on determining where our road maintenance needs exist at this point in time and draw up a list for action based on priority. Some needs should be handled by the owners such as keeping ditches on their properties clear and free from branches, trees etc. Other needs can be satisfied by possibly a volunteer work crew and for areas where equipment is needed contracted out to an outside vendor. The board will look into volunteers for a road committee which can advise on road needs directly to the board with hopefully at least one permanent

resident from up at Twin Creeks serving on it. This committee can also look into the cost of road signs and make recommendations as to type of sign ie: speed limit, dead end etc. and areas of placement.

3.) Weed control

Weed control issues were covered by Anna from the Okanogan County Noxious Weed Department. She reviewed how landowners can obtain free assessments for their weed control issues and the possibility of some weed eradication being done at no charge. It was also stressed that weed control is the law and failure to comply on addressing individual weed control issues can result in very costly fines. The Okanogan County however is here to help and will work with landowners if the effort is being put forth by them to comply before assessing a penalty.

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4.) Gun safety.

Wes Haws addressed the issue of gun safety and stressed that although the board can emphasize and encourage safe gun practices they have no legal jurisdiction for enforcement. If unsafe gun practices are observed an individual may discuss the issue with the offender or if he or she feels necessary call the Okanogan County Sheriff's Dept. They want to hear from landowners when unsafe practices occur or damage is done so they can document and track for future incidents and possible apprehension of violators.

5.) Web site—possible upgrade

Wes Haws indicated he is the individual who has the Twin Creeks web site password and currently updates. It was expressed that updating the current site to be much more user friendly would certainly be an advantage for all those who own computers and could use the site regularly. Updating the site was allocated into the current budget and will be addressed by the current board in the near future.

6.) Annual election of board members.

The annual election of board members was held and the following individuals were elected.

Mike Quartararo—President

Cliff Harrell---Vice President

Mike Stevens---Secretary

Wes Haws---Treasurer

Open discussion was made available after the election and the meeting concluded at 3:45PM.

Mike Quartararo Date: June 21, 2008

Secretary--TCRHOA
