

Twin Creeks Ranch Homeowners Association  
( www.tcrhoa.com )

Date: June 16, 2009

Re: Minutes from Annual Meeting June 13, 2009

Meeting was called to order by President Mike Quartararo at 1:15 PM on June 13, 2009. Mike Q. thanked all attendees for participating in this years meeting. Mike also thanked the current board members especially Wes Haws, current Treasurer, for all the time and effort he put in this last year getting the financial s organized and up to date. Mike Q. also gave a brief overview of items to be discussed from the meeting agenda.

Current Secretary, Mike Stevens reviewed the minutes from the previous annual meeting that was held on June 21, 2008. We then asked the membership for any final nominations to be added to the ballot for the 2009-2010 Board Of Directors, at which time no new names where added.

Items on the agenda:

**Summary of items accomplished this past board period :**

1 ) Mike Quartararo gave a brief overview starting with the Past Dues this last year being very time consuming for the board as we tried to be fair to all based on our Covenants & Bylaws. Part of this was due to TLC turning over very poor records causing Treasurer, Wes Haws the need to first unravel, then reconstruct all owner / lot info, to be sure we had all the correct information moving forward. We then acquired legal counsel to help with clarity in moving forward with liens on past due owners. We sent out multiple notices to those owners that were in arrears on there dues payments, attempting to work with them individually to find ways for them to get caught up.

Mike also stated that we will always have past dues issues, but the Board really wants to try to work these out with the owners before having to file liens.

2 ) A huge thanks was given to Myra Haws for the great job she has done with the Web site this last year.

3) Snow removal this last year went pretty well as most roads were kept up with very few exceptions. We had good communication to keep up with current needs, and the survey sent out last year to get the memberships access needs, really helped with making better decisions with a limited budget.

4 ) Road maintenance concerns was one key point. We really did not get any real work done this last year and have at least one of the ranch roads that needs to be addressed, that being Crawfish Vista. If we do not keep up with these roads they will continue to get worse and could cause the need for a special assessment which no one wants to see happen. ( **2-years ago it cost \$1500 to fix just a small section of Bear Skull Road** )

5 ) Weed spraying was done two weeks ago, it has been a couple of years since last spraying. We will be doing it yearly for the next couple of years to be sure we keep up with the **County Requirements**, and our needs.

**Treasurers Report:**

Wes Haws reviewed overall income and expenses for the last year. The cost ran over for the transition of the web page this last year. All agreed that we

have come a long way with our web site as a tool for keeping up with the latest news from the ranch and fellow members experiences on the message board. Also the openness of the TCRHOA banking ledger for all to see what is happening with their annual dues. Income/expenses are posted to the web monthly throughout the year along with the latest updates on past due status and progress made.

Also discussed was the need for our emergency fund that was established this past year from some of the money collected from past dues collections. Without this, we as an Association would be in a very poor position in the event of any major emergency work, that can and will happen, if we do not keep up with all of our road systems within the ranch.

Wes went on to explain where we are at with the 10 liens, that we did end up filing, after no resolution could be found with other avenues in trying to contact the owners of these lots. The next step in these filings will be determined by your new board in the upcoming year.

Mike Q and Wes also explained why we, as board, choose not pursue TLC for their lack of handling past dues issues as well as some special deals they made when selling a few parcels. Legal counsel was sought and all past dues issues were given a thorough review. Prior to the landowners assuming the Association in 2006 there were some gray areas regarding dues issues and what could legally be collected if we went back beyond the landowners assuming control of the Association. While there was no question of the total past due amounts the bottom line was we could possibly spend far more on legal fees to attempt collection, than what was fully due in arrears. The board has pursued fully all past dues issues from June 2006 forward and will continue in the future.

#### **Review Of New Budget Proposal:**

Wes Haws explained the reasons for the dues increase proposal and where the most moneys would be needed this next year. Also, the need to continue to build on our reserve funds account. Without this reserve in place we could all be hit with special assessments in the case of emergency road work being needed. Also this increases our ability to keep up with road grading and rock as needed, with the increase in road funds moving forward. The big variable in the new budget is the amount of money being earmarked for legal needs. Last year we overspent the amount by almost \$ 3,000 dollars, but the out come with late dues collected and correctly processed and filled liens made the expenditure a good investment.

#### **Road maintenance, snow removal plans for the upcoming year:**

Mike Q. pointed out that we all need to be aware when putting in our driveways or other access roads to our lots, that proper culverts are installed for drainage. Otherwise, without culverts installed, this could cause road problems during the spring run off, and no one wants to pay for that fix.

Also we are planning to do more this year with eliminating some of the washboard areas; getting them graded and adding rock where needed. Along with this, the topic of road signs and how many would be purchased was brought up. The current count would be to start with 7 speed limit signs to be posted at all ranch accesses. The member input here was that they are for the limit to be 15mph instead of the original 20mph proposed. Also the idea of getting signs to read **No State Land Access / No Wood Cutting , and Private Roads** posted would help with some of the issues that have occurred over the years.

We will once again be sending out the winter access survey to help establish where we need to focus plowing most in the upcoming winter months. It really helped in last years decision making, on where to focus when it gets late into the year and the funds are running low.

We would also like to point out that there have been several complaints about Quads / Motorcycle & Snowmobiles cutting across private properties. Please respect others properties and make your guests aware of our rules for the use of ranch roads and common areas. Again we as a board are not in a position to play sheriff, so if you are having trespass or vandalism issues on your lots or see it happening to a fellow members you need to contact the local police and get your complaint on record with them.

If you are giving permission to someone to be cutting wood on your lot, we would ask that you give them some kind of written documentation to verify that they are indeed allowed to be doing it. This has been a real problem this last year with many reports of trees being taken without permission. If you see this you need to try and get a license number and report it to the police for documentation of occurrence.

Mike Q. Also brought up the topic of trees that are too close to the roads and we ask that each owner please be aware of this problem and remove them as needed to help insure that the plowing and general maintenance can be done properly without having to incur the cost of having them trimmed by the association. Along with that we would ask that all of us need to be paying attention to the ditch lines that border our properties, that being broken branches and debris that would cause the runoff to cause excess damage to the road surface.

Fire safety is of high importance to us all, and we discussed a situation earlier this month that could have been prevented if the owners had taken all the proper steps to insure they had theirs completely out before leaving. ( **Notice Posted On The Web page** )

We had Judy from the valley fire prevention group there to help us all understand how serious an issue it is in our area. Bottom line here is that we have **NO** local fire station and by the time we could get someone up from Riverside it could be upwards of 45 + minutes until anyone could be on site. She highly encourages all of us to follow all the rules and safety procedures whether there is a burn ban or not we need to be diligent and safe at all times. Judy also recommends that we take the time to evaluate all the road systems in the event of a fire in the valley / ranch we need to have our escape plan.

#### **Open Discussion:**

We presented some samples of Twin Creeks Ranch access cards to the membership to vote on, and got a unanimous yes please as it would make identifying owners and guest much easier as we move about the ranch. The feedback on the was to put the individual lot numbers on each, and Mike Stevens said he would see if he could get it done without too much time and cost added to producing them. These will be done up in the next couple of weeks and sent out to each owner for use when at the ranch, you will receive 3 cards 2 for owner on them and one that says guest. If you require more than that we can make arrangements to do extras, but they may not be available with the first group processed.

One of the topics discussed was reducing the mailing cost by utilizing e-mail. This is a good idea for some but will not work for all, and we need to work out how we would keep it all organized to make sure all members would still be getting all the information.

The question of making a payment plan on dues was brought up, and Mike Q explained that we are always willing to listen to those who may have a hardship and would certainly like to work out a plan if feasible that could satisfy all parties involved.

And one concerned member asked about controlled burns on State Land being done to help reduce the potential for a major fire in our valley. The answer to this from Judy was that at this time our laws make it hard due to liabilities. The Federal Government has a plan outside our valley, but it is not possible here yet.

Length of board terms was discussed and we will be working on getting this put together to insure that there will always be at least two positions that carry over for two year terms to insure that the progress we made and the issues we have dealt with are passed on properly.

#### **Finale Voting Results:**

