

Twin Creeks Ranch Homeowners Association

[www.tcrhoa.com](http://www.tcrhoa.com)

Date: June 12, 2010

Re: Minutes from Annual Meeting June 5, 2010

Meeting was called to order by President Mike Quartararo on June 5, 2010 at 12:15PM. Mike thanked all association members who were present for their attendance at this meeting. Thanks was also expressed to the board members for their participation in the handling of this last year's TCRHOA business with a special mention of all the time and hard work treasurer Mike Stevens put in to bring complete transparency to the financial side of board business.

In the absence of current Secretary Josef Seffer minutes from the previous annual meeting were reviewed by President Mike Quartararo and Vice President Cliff Harrell.

A final call was made for nominations to the board of directors with Mike Quartararo stressing the importance of more association members participating on the board if possible .

Items on the agenda:

Review of past years activities:

1. Mike Quartararo reviewed road maintenance and stated that although the web site showed all road deficiencies as still open the majority have been completed and we need to update the site. This will be done within the next month and any new projects needed will be added. Snow plowing expense was less than budget due to the light snow year and with the exception of Crawfish Vista and Bear Skull Road we were able to keep all roads open as planned for the season. Turnarounds were also discussed and the need to enlarge several so there is adequate room for the snow plows to turn around during the snow season.

2. Regarding road repair we spent approximately \$1500 repairing a section of upper Crawfish Road during this last period to allow for proper drainage and runoff during both the rainy and snow season.
3. Although Myra Haws was not present for the meeting due to family commitments a big note of thanks was extended again for her work on keeping the website updated and many members expressed their thanks for her contributions and professionalism on website management.
4. Although speed limit signs did not get in as planned during the last fiscal period they are on the agenda for this year and it was also mentioned we might put in a few signs on the roads mentioning the association roads are randomly patrolled so as to discourage non-members driving the roads and possibly being the participants in a few thefts we have recently experienced.
5. Terms of office were once again discussed and the need to stagger board member replacement so a whole new board is not elected each year and we start the learning curve of past business with each cycle. This will be a challenge as it would take 70% of the association to vote a change and we have not had that level of participation to date.

### **Treasurers Report**

1. Treasurer Mike Stevens reviewed last period expenditures and answered any questions relating to where or why monies were spent relating to budgeted numbers. Discussion also came up during this period as to how much the board felt should be in the emergency road fund. Mike Quartararo expressed that based on discussions with other associations and what just minor repairs cost to Crawfish Vista and Bear Skull Road have run \$15,000 should be considered an absolute minimum.
2. Mike Stevens also reviewed past due issues with a special note that we are now down to \$5,866 in outstanding late dues and interest as of 5/31/2010 which is comprised of: a.) 6 lots past dues and interest--\$628, b.) lien properties (6 lots) sent to collection--\$4,489 c.) 1 lot currently forfeiting to TLC --\$748. It was also mentioned at this time by board member Bob Redman that at the point we took over the Association from TLC in 2006 there were 4 to 5 times the number of lots overdue and our overdue amount in total exceeded \$12,000.
3. A standard collection policy will be in place starting with the upcoming dues cycle which will reflect standard business policy. It will be a 30, 60, 90 day policy whereas a member who has not paid after 30 days of due date will receive a reminder letter that dues have not been received and to please remit dues and interest as shown. At 60 days past due another letter will go out to the association member once again reminding them of past dues, interest accrued and requesting prompt payment. This letter will also state that if not received by the 90 day past due date their total amount due will be turned over to collection. At 90 days all past due accounts will be turned over to an appropriate collection agency.
4. President Mike Quartararo stated regarding late dues it is not the associations desire to turn any past due member over to a collection agency and we are always open to working with a member if a hardship exists. Members must however come to us and let us know their

circumstances and we will work with them in whatever way is possible to come up with a mutually satisfactory arrangement.

### **Proposed budget**

1. Mike Stevens reviewed the proposed budget and indicated it was very similar to last years budget in expenditures and income. He also stated dues would be the same as last year at \$145 per lot.

### **Weed control**

1. Vice President Cliff Harrell reviewed weed control and there was concern from a few members regarding the type of chemicals that were previously used and what appeared as a lack of containment or kill off of current noxious weeds. To address this concern it was decided that for future weed control activity at Twin Creeks both the scope of spraying and chemicals will be posted to the board prior to the spraying process. This will allow for member input and possible modifications if need prior to spraying. The name of who is spraying will also be published.

### **Fire Danger**

1. Mike Quartararo once again expressed the never ending vigil of fire prevention and the need to constantly be on the alert for ways to better protect your property against fire loss. Additionally if you have a fire always follow proper rules and procedures while it is burning, insure there is always someone present during the burn process and make sure it is completely out before departing. Also when the NO BURN BAN is in effect during parts of the summer it means no fires are allowed and if in doubt contact the appropriate government agency if a question should arise regarding burn status.
2. Judy Fox also made a short presentation on fire hazards and emphasized again the need for everyone to participate in fire prevention. She also noted that with this being an extremely wet year the grasses are going to grow taller than normal years and when they dry out as summer progresses the fire hazard will be that much greater. Judy also discussed weeds change from year to year and weed eradication methods may change also.
3. We have a Tunk Valley fire prevention group who have equipment and they have been responsible for putting out many fires before they turned into catastrophic consequences. The need for water replenishment when fires are being put out was discussed and the possibility of putting 500-1,000gallon water tanks on different properties for this purpose was reviewed. Judy also let everyone know that the DNR currently has a program where they will come out and help thin out trees on your property and information was available at the meeting for contacting the DNR.

## **Open discussion**

1. Open range was discussed and the fact that cows sometimes roam on property where they are not wanted. Under open range rules if an owner does not want cattle on his property then it must be fenced and there is really no other option than possibly discussing the situation with the livestock owner.
2. Shooting was discussed and the fact that some owners are excessive with the times and length at which they discharge firearms.
3. Theft on Twin Creeks property was discussed and it was emphasized again to be sure and notify any crimes to the sheriff so a report is made and they can track possible patterns being formed. We also need to watch out for each other and when possible share theft or damage incidents when they occur. An excellent way to share information is through the message board that is on the Twin Creeks website. [www.tcrhoa.com](http://www.tcrhoa.com)

## **Voting Results**

Proposed budget for the 2010-2011 fiscal period was approved by a majority vote.

New Board of Directors for the 2010-2011 period.

1. Mike Quartararo—President
2. Bob Strock—Vice President
3. Bob Wright—Secretary
4. Cliff Harrell—Treasurer

Mike Quartararo -- June 12, 2010

President—TCRHOA