

**Twincreeks Homeowners Association
Board Meeting
October 15, 2014**

Members present: Greg Johnson, Chuck Spencer, Wyatt Smith, Charles Young, Brian O.Neal, Rodney Coffee and Kevin Patterson representing Kirkpatrick Management
Absent: Nathan Harris

Meeting was called to order by Board President Wyatt Smith at 6:10pm

Minutes were read by Rod and approved by all

Financials were presented and reviewed

All line items were discussed and supported documentation was presented

Repair of sprinkler system along Georgetown Road was repaired with funds from operating account

2015 Budget was reviewed and approved without increasing Association dues for another year

There were overpayments made by some homeowners which will be returned in the form of a credit with an accompanying letter

Rental Cap is in place

Kirkpatrick Management has received half of the requested/required rental agreements for review to date

Delinquency Report

Delinquencies are less than 9% overall

Appropriate action is being taken to bring these account current

Covenant Violations

The decision was made not to pursue landscaping issues this late in the season

Material (home) repairs will be pursued to maintain the equity in the neighborhood

New Business

Wall waterproofing will be completed this fall

Christmas lights and decorations will be up in a timely manner

Motion to adjourn at 7:15pm by Greg and seconded by Charles

Next meeting scheduled for January 20, 2015 at 6pm.