January 18, 2019 HOA Meeting Minutes

**Attendance**

This was the 1st HOA meeting of the year for the Twin Brooks Homeowners Association. There were 3 residents present.

**Items Covered**

Welcome- There was no new members.

Reading of Minutes- The minutes from previous HOA meeting were approved as presented.

Treasurer’s Report- HOA Treasurer Mr. Douglas Risk provided a copy of the financial report and went over each item. The HOA account balance is $17,632.24. Home owners continue to bring their accounts current. Some homeowners have sent their HOA dues via mail and website.

Secretary’s Report- Updates- 2 stops signs were installed for Twin Brook Ct and Rivulet Ct. 2-yard signs were purchased for HOA meetings. New Website is up and running. Every resident received a magnet and a letter from the HOA.

**Unfinished Business**

Irrigation System- At this time we will not move forward with the irrigation system. The water account will be disconnected.

No Parking Signs- Waiting on the packet from the County to start the process.

List of Delinquent Accounts- Delinquent accounts will be subject to a property lien.

Landscaping Agreement- A contract was drafted and reviewed at the last meeting. Some changes were made. The contract will be finalized and signed between Martinez Landscaping and the association. Other landscaping companies were considered. Martinez Landscaping services was the company the association can afford and still get the desired results.

**New Business**

2019 HOA Invoice- The invoice will be mail out in January. This will give homeowners at least 30 days to pay. The due date is March 1, 2019.

Replacement of Neighborhood Watch Sign- A new sign was selected to replace the old sign on your righthand side as you enter the subdivision.

Maintenance for the front-An estimate from Martinez Landscaping was reviewed and accepted. The agreement includes major clearing and landscaping for the front of the subdivision along the fence. Rosa Gutierrez will talk to the resident who live in such areas. This process will not impact any home in a negative way.

**Adjournment**

The meeting was adjourned approximately at 8:13 pm. Next meeting will be April 26th, 2019.

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HOA Meeting Attendance

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 (Highlighted names indicates they were present)