

BRANDON CREEK HOMEOWNERS ASSOCIATION

Minutes of meeting 5/16/09

Finances

Our expenses were higher this year due to :

- \$1700 - water leaks which were found and fixed by Hummer our irrigation experts. They fixed the leak which would have been very expensive to find by inserting a liner pipe within the existing pipe. Ingenious solution!
- The maintenance of the grounds behind the houses on the south side of the cul-de-sac
- \$1700 - Tree trimming for the first time

We are taxed annually on whichever is greater – our investment profit or on the profit from our income (dues). It is there prudent to use the dues for HOA benefits. It was suggested that if there is any remaining capital at the end of this year that we use it to purchase a new universal weight machine for the Twin Lakes HOA clubhouse. Karen, Lori, Laurent, and Susan will check out the existing equipment and look into purchasing a good exercise machine. They will then come up with a proposal once they have decided what they want to buy and present it to the Twin Lakes Condos HOA Board. Any suggestions for desirable equipment or places to purchase it? Please e-mail Susan Winter at lapislily@gmail.com .

The expenses and income projection for 2009 is in line with the 2008 budget so there will be no increase in dues at this time.

Grounds

During the construction of the new curb in front of 4932 the heavy equipment damaged some pipes for our irrigation system. Nick called the city and they agreed to pay \$270 for the damage to the pipes.

The city will replace damaged sidewalks for free using asphalt, but if concrete is used, the city will charge the adjacent HOA 50% of costs. Our current sidewalks are out of code because they are tilted at the driveways. AT some point we will have to pay to have the sidewalks replaced . Current costs are \$500 per 10 foot slab (our share being \$250). This is simply a projection and a heads up for future expenses.

The concrete in the road in the cul-de-sac is deteriorating, as are portions of Twin Lakes Road crossing the Boulder and White Rock Ditch – as well as at the other end of our property near 4898. The concrete is collapsing over the culverts. There is a new street maintenance supervisor named Jeff Jerome who needs to be notified of the condition of the roads. He is new and not aware of our needs in this part of the city. Nick has already called him but feels that our area is low on the list of city concerns. Please call Jeff at [303-413-7179](tel:303-413-7179) so that he will realize that there are many voices of concern over the issue.

Phil Sanders the senior engineering technician in charge of sidewalks took care of the sidewalks that were crooked and broken and needed handicap access along Twin Lakes. We are very appreciative of the timely attention he gave to the situation.

Snow removal was less expensive in 2008 because there was relatively little snow. However, we've already spent close to \$2000 in 2009 with the heavy snowstorms that we had in April. We are responsible for plowing our streets and sidewalks.

Nick wishes to thank Georgia Peach, Wendy Forster, and Karen Ryerson for notifying him of various irregularities in the sprinkler system – too much water, no water and grass turning brown, etc.

Many thanks to Laurent Mondamert, Susan Winter, Nick Kelly and Leni Buhler for taking many hours to plant trees and put mulch around the existing new plants in the common grounds in the northeast section. There are still trees left after the planting. Anyone wanting green ash saplings for their own yards need to call Leni at [303-516-1506](tel:303-516-1506). The trees have the potential to grow to 60 feet.

Mary Fallahay offered the idea of a community garden. Several sites were discussed. Anyone interested in participating in the creation of a community garden please contact Mary at Maryfallahay@yahoo.com

It is possible to gain access to the common grounds to the south of the cul-de-sac by way of either end – passing by Nick Kelly's house or Bob Marshall's house at the lake end of the grounds.

A Solar Inspiration

Laurent suggests we put solar panels which will feed energy into the energy grid in the tennis courts. The protective fencing structure is already in place. The credits we get could be used to pay our HOA costs and also potentially those of the HOA amenities of Twin Lakes. This could be of great value in alleviating any unpleasant feelings about our not contributing to the maintenance of the pool and clubhouse. Laurent has volunteered to look into the feasibility of such a project with the county and city and the potential costs. Are there other members who would be willing to take on the investigation of this brilliant and timely and "green" project? Please contact Laurent at lmondame@comcast.net .

Architectural Committee

Members present at the meeting and Board members wish to thank the members of the Architectural Committee for all of the work that they did – Carol Kelly, Ellen Mains, and Jan Baulsir. They created a list of items that needed attention in the neighborhood to spark residents' awareness after a walk-about. They collaborated with an expert at Guiry's to create a book of attractive possible color combinations to be used when

painting homes. They responded to many homeowners' queries into additions and changes to their homes affecting the overall look of the neighborhood. Homeowners responded very positively and effectively to the suggestions. It is obvious that our homeowners care and are involved in keeping our community the jewel that it is.

The current Architectural Committee members are:

Jan Baulsir at jbaulsir@wkre.com

Susan Winter at lapislily@gmail.com

Sara Evers at saraevers@aol.com

Please contact these members if you have any questions about changes to the exterior of your home. According to the covenants our HOA is liable to lawsuit if we don't have an Architectural Committee with 3 members .

It is dandelion season and most neighbors have managed to eradicate the dandelions from their yards. It makes it frustrating for them when some neighbors aren't actively working to rid the neighborhood of these weeds. If you have dandelions in your yard, please get some Weed and Feed and then we can be done with them.

Roofs

If you have hail or wind damage to your roof – last June there was a big hail storm - you can have a new roof put on your home and pay only the deductible on your homeowners' insurance policy. Several homeowners are already taking advantage of this. Leni is using Premium Roofing and there are signs around for another company. Apparently you have only 2 years to act after the damage has occurred, so this is the year to have it done. Make sure that the roofing company that you select will work with your insurer. Remember to contact a member of the Architectural Committee before choosing your roofing material, color, and design so they can assure you that it is compatible with the overall appearance of the neighborhood.

If you need inspiration for yard beautification see Theresa Brooks or Karen Ryerson for ideas. If any of you are willing to help with ideas or labor, please email Leni at Lenicorazon@msn.com . Volunteers are needed to help keep the gardens on the common grounds weeded particularly at the intersection of Twin Lakes and Brandon Creek Drive next to and across from Nick's house.

Anyone needing some very good topsoil is welcome to help themselves to the pile of dirt on Leni's driveway. It was kind of an overorder.

Social Committee

This Committee is the front line for creating the first impression of the neighborhood when a new neighbor moves in. It was suggested that when a new neighbor moves in that we have a gathering – outside in summer or in the clubhouse in the winter – to welcome them to our community and introduce ourselves. The Social Committee also

recognizes births, helps during illness, and attends to other important life changes. This committee needs at least 2 more members. Please contact Valerie Stuart at vstuart@juno.com if you would like to participate in this important committee.

There are currently 2 homes for rent and 2 homes for sale. We will soon have 4 new families in our neighborhood.

Twin Lakes Condos is now charging \$20/hour for use of the clubhouse.

Directory and Website

Susan Winter and Nick Kelly plan to move ahead with the development of a website which will have pictures, covenants, pool rules, lists of repair people and vendors, and an introduction to our neighborhood. Please contact either of them with any ideas that you might have to make it useful, interesting, giving names of repair people.

Nick Kelly nickkelly@comcast.net

Susan Winter at lapislily@gmail.com

Hopefully soon a hard copy of a directory containing names, phone numbers, and emails of members will be forthcoming.

Election of Officers

It was decided by unanimous agreement that the current board would retain their positions:

President – Leni Buhler - Lenicorazon@msn.com [303-516-1506](tel:303-516-1506)

Vice-Pres. – Nick Kelly Nickkelly@comcast.net [303-530-2330](tel:303-530-2330)

Treasurer – Lori Hayes rhodebiker@hotmail.com [303-931-9958](tel:303-931-9958)

Whew, congratulations if you made it to the bottom of these minutes. At least it is only once a year, for the most part. Hope to see you at next year's annual meeting!