

Twisted Creek Ranch Property Owners Association
Special Session recorded Minutes
Tuesday May 13, 2025
7:00 to 7:30 PM

POA Domain: www.twistedcreekranch.org

Board Members

President	David De La Rosa
VP	Michael Bentley
Secretary	Michael Kitchens
Treasurer	Cindy O'Brien
Member at Large	Erica Hinerman

Call to Order: Meeting started @7:00pm

David De La Rosa motioned the meeting to order.
Mike Kitchens second the motion

Quorum

Board Meeting Special Session Recorded Minutes For Tuesday 05/13//2025.

David De La Rosa presented agenda Special Session

- Discuss and approve options for Lot 24,Hopley's.
- Attorney/Legal options.

<u>Treasury (Cindy O'Brien)</u>	<u>In Attendance</u>
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<u>Member at Large (Erica Hinerman)</u>	<u>In Attendance</u>
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<u>Vice President (Michael Bentley)</u>	<u>In Attendance</u>
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<u>Secretary (Michael Kitchens)</u>	<u>In Attendance</u>
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<u>President (David Delarosa)</u>	<u>In Attendance</u>
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This special session was convened to discuss legal options regarding the property owners of Lot 24, Hopley's. They have not responded to legal notices from the board, the Architectural Control Committee, and the attorney of record. Despite formal notifications, they maintain their position that they have not violated any regulations and refuse to comply with the Covenants, Conditions, and Restrictions (CC&Rs) of Twisted Creek Ranch Subdivision. After a detailed discussion, the board voted unanimously to authorize the attorney to initiate legal action, including a Temporary Restraining Order (TRO) and any other injunctions necessary in order to halt all construction until the matter is resolved. This will incur significant costs but is deemed essential for proper legal proceedings before the Hopley's obtain new legal representation. The Board of Directors fully supports our attorney in resolving this issue.

Adjournment

David De La Rosa motioned the meeting to adjourn

Michael Kitchens second the motion

Remaining board members approved.

Meeting adjourned.

Meeting Details

The special session took place from 7:00 to 7:30 PM, with all board members in attendance:

- *President: David De La Rosa*
- *Vice President: Michael Bentley*
- *Secretary: Michael Kitchens*
- *Treasurer: Cindy O'Brien*
- *Member at Large: Erica Hinerman [\[1\]](#) [\[2\]](#).*

Call to Order

The meeting was called to order by David De La Rosa at 6:00 PM, with a motion seconded by Michael Kitchens [\[3\]](#) [\[4\]](#).

Agenda Overview

The primary agenda item was to discuss and approve legal options regarding the non-compliance of Lot 24, Hopley's, with the Covenants, Conditions, and Restrictions (CC&Rs) of the Twisted Creek Ranch Subdivision. Despite multiple legal notices, the property owners have not responded and maintain they have not violated any regulations [\[5\]](#).

Legal Actions

After thorough discussion, the board unanimously agreed to authorize their attorney to initiate legal actions, including a Temporary Restraining Order (TRO) to halt construction on the property until the issue is resolved. This decision was made with the understanding that it may incur significant costs but is deemed necessary to protect the community interests before the Hopley's obtain new legal representation [\[5\]](#).

Adjournment

The meeting was adjourned after a motion by David De La Rosa, which was seconded by Michael Kitchens, and subsequently approved by the remaining board members [\[6\]](#) [\[7\]](#).

<https://twistedcreekbranch.org>