

**Twisted Creek Ranch Property Owners Association**  
**Board Meeting Minutes**  
**Tuesday June 10, 2025**  
**6:00 PM**

POA Domain: [www.twistedcreekranch.org](http://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 @6:00pm**

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

**Quorum**

**Review/Approve Meeting Minutes**

**Board Meeting Recorded Minutes Tuesday 05/13/2025 Approved.**

**Board Meeting Recorded Minutes For Tuesday 06/10/2025.**

David De La Rosa presented agenda for the board meeting.

**Topics**

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- Open Meeting – 3 min.
- Treasurer Update (Cindy O'Brien)  
Not In Attendance
- Member at Large Update (Erica Hinerman) – 5 min.
  - Road  
VP (Michael Bentley)  
Not In Attendance
- Secretary (Mike Kitchens) – 5 min.
- President (David De La Rosa) – 10 min.
  - Finalizing OneDrive for document storage
- Open Forum – 10 min.
- Meeting End 1 Minute

<b><u>Vice President (Michael Bentley)</u></b>	<b><u>Not In Attendance</u></b>
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<b><u>Treasury (Cindy O'Brien)</u></b>	<b><u>Not In Attendance</u></b>
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I do not have many updates regarding the recent storms. Park Meadows Drive has been significantly washed out, as well as parts of Twisted Creek Drives. Approximately 45 to 50 feet beyond the gates, there are substantial washouts making driving increasingly difficult. Due to the steep terrain, navigating in and out will soon be challenging. Additionally, more heavy rains are expected over the next two days. These observations specifically pertain to the gate area but extend down the road on the west side of Park Meadows towards the bridge. For reference, Park Meadows runs North and South.

Regarding the photographs. I'm looking north from the bridge. Our property would be to the right in this context. There was some confusion about the direction in the image; it was taken facing south from the west side. The ditch is located on the east side. Despite efforts to reposition the boulders, they have not remained in place.

I need to discuss something that requires everyone's input. It is imperative that we all participate in this discussion and decision-making process. We need full attendance, not partial involvement. I sent out an email containing four documents with all the necessary information. Erica, did you receive it? David, did you get it as well? I can schedule an additional meeting for next week and ensure availability from all members so we can discuss it, that would be excellent. I understand, I will send out the email. However, I have a question.

Regarding recordings, my concern is about the detailed breakdown it can be quite frustrating. I have discussed this with others, but they insist on doing it their way. I'll research more on this matter. My recording attempts during the last three meetings were cut off after five minutes. I'm unsure why this happens, but I plan to contact Microsoft to resolve the issue. Normally, hitting the record button allows continuous recording until manually stopped, but this app blocks it after five minutes. I'll investigate further. Additionally, it's possible we are running different subscriptions. The documents I sent out include essential information for everyone to review and come back with actionable insights. That's the purpose of the email.

We need the vice president and the treasury present so that we can collectively determine as a board how to move forward with fixing the road. Regarding term limits, have you found any information about them? Personally, I have not. We need to dig through emails because we discussed this earlier, possibly last year. Are you referring to the terms for each of our positions?

Yes, it was posted on the website. David, did you remove it? I know you took down the committee members' terms since they are appointed, but you also had our term limits up there for the board members.

Okay, let me check. It's possible I had both sets of information on the same sheet. I'll look in the file. You did have it along with contractors, correct? Alright, thanks, Erica. We need to figure that out since the two-year period is approaching. I intended to serve as president for only two years to help get things started. By January or February 2026, I plan to step down, hoping someone from the community will step up with fresh ideas and new energy. I will complete the full two years but will likely step down in January.

Regarding Teams, is the application active right now? No, it's currently a trial version which will expire soon. I operate under two different Microsoft 365 subscriptions, family and business, and it tracks my activities. If you're using Twisted Creek Ranch Teams, that's the trial version.

Understood. If you have multiple subscriptions, you need to decide whether to allow sharing between them. The trial version will expire in approximately 32 days. Joining this meeting updates your information, which is fine. I accessed it via the posted link.

As for legal matters with Hopley's, we need a meeting within the next couple of weeks to discuss updates. We haven't communicated with anyone outside the board regarding the situation. An email update was sent to the board, but not the entire community. Greg Ferrell was included due to his involvement.

I saw an email asking for more information, which seemed unnecessary. It should be readily available, especially for a lawyer. I didn't respond because it appeared suspicious.

They did not consider the pot bowl on the other side of the crossing with the two pipes under the road. The pressure from the water volume forced through there is significant. If you follow the road up to the cul-de-sac, you can see how rainwater is eroding the road base. Did some rework, but it wasn't as thick as specified. The quality of the work is poor, leading to eventual costly problems that our dues will not cover. Hence, immediate action is required.

The amount quoted months ago pertained to the condition at that time. Current estimates might differ due to deterioration and material loss, which is moving down the ravine and into the ground. We'll need a meeting once the BPA treasurer is available to discuss next steps.

Regarding the washout issue, it seems exacerbated by runoff from Hopley's unfinished diversion of their water overflow. My property is suffering more erosion now. We also discussed washout over at the nail pots. David's entrance and Greenway entries are significantly affected. However, since these areas are on County Road, repairs must be handled by the county and cannot be contracted by us.

Randy Black, I can provide you with a video taken earlier that shows the road being actively washed down. It was raining quite heavily this morning. I will send the video over once we are finished here. Additionally, could you please take detailed pictures of the area near the gate? I understand you have sent some images already, but it is difficult for me to discern certain details from the current photographs. Ensuring clarity in these pictures would be greatly appreciated.

Is there anything else to discuss? Seeing no further comments, I move to adjourn the meeting. Thank you all for your participation and have a good evening.

### Adjournment

David De La Rosa motioned the meeting to adjourn

Michael Kitchens second the motion

Remaining board members approved.

Meeting adjourned.

<https://twistedcreekranch.org>

**The document contains the minutes from the Twisted Creek Ranch Property Owners Association Board Meeting held on June 10, 2025. It details the attendance, discussions, and decisions made during the meeting, focusing on community issues, particularly concerning road conditions and board member responsibilities.**

#### **Meeting Details**

**The meeting commenced at 6:00 PM, called to order by President David De La Rosa, with a quorum established. The previous meeting minutes from May 13, 2025, were approved without objection .**

#### **Attendance**

**Key board members present included:**

- President: David De La Rosa**
- Secretary: Michael Kitchens**
- Member at Large: Erica Hinerman**

**Notably, the Vice President Michael Bentley and Treasurer Cindy O'Brien were absent**

#### **Updates and Discussions**

- Member at Large Update (Erica Hinerman):**
- Hinerman reported significant road damage due to recent storms, particularly on Park Meadows Drive and Twisted Creek Drives. She noted that approximately 45 to 50 feet beyond the gates faced severe washouts, making navigation increasingly difficult, especially with more heavy rains expected .**
- Secretary Update (Michael Kitchens):**
- Kitchens emphasized the need for full board participation in discussions regarding important decisions and mentioned issues related to recording meetings. He has faced technical difficulties with recording tools during past meetings and plans to investigate further .**
- President Update (David De La Rosa):**
- De La Rosa expressed the necessity of having the Vice President and Treasurer present to address road repair strategies. He also discussed term limits for board positions, indicating his intention to step down in early 2026 after completing a two-year term.**

#### **Legal Matters**

**The board addressed ongoing legal issues with Hopley's, emphasizing the need for a meeting in the coming weeks to discuss updates. There was a consensus on the urgency of addressing road conditions exacerbated by runoff from Hopley's unfinished water diversion project.**

#### **Conclusion**

**The meeting concluded with a motion to adjourn by David De La Rosa, seconded by Michael Kitchens, and was approved by the remaining board members . The board aims to reconvene for further discussions on community issues and road repairs.**