**Twin Branch Acres Property Owners Association**

**Board of Directors Meeting**

**July 14**

12506 TBA Road

Martin Residence

**Minutes**

**Members**

Mike Spoto – President

Dylan Richard – Vice President

Paul Hauck – Treasurer

Debbie Spoto – Secretary & Website

Brian Quigley Unit Representative 1, Beautification

Dustin Martin – Unit Representative 2

Tammy Jacovides – Unit Representative 3 Absent with notice

Kenny Brown – Unit Representative 4 Absent with notice

Robin Orr – Unit Representative 5 Absent with notice

Don MacConnel – Safety

Helen Popovich-Welcome Committee

Mike Hughey – Equestrian Absent without notice

Quests - Cristi Fleming, Maria Kelly, Rona Martin

Mike Spoto - call to order 7:09 with quorum present

**Reports of Board and Representatives**

Treasurer’s Report

Paul Hauck – Financials & dues update Starting balance of $15,726.75 and month ending $28,347.88

Total number of homes paid at time of meeting-105 or 43% of homeowners have currently paid dues.

Second notice of dues payment will go out beginning of Aug.

Neighborhood Association Unification

Unity Committee- presented letter from lawyer and request to move forward with her recommendation to update bylaws if needed and to get supplemental paperwork started that would allow current dues owners to sign that they will continue with dues and any subsequent owners after to pay. Motion was made by Mike Spoto and seconded by Dustin, and approved to review the bylaws with possible legal guidance to update them and develop the supplemental restrictions. The breakout committee will meet Aug 4th to try to obtain a more concrete plan to present to board at Aug 18th meeting. Dylan Richards volunteered to join the Unity Committee and host the next meeting.

Equestrian

Follow up on status of the trail (owner who blocks it) – Mike will find email with contact information for follow up.

Letter was not sent since the bank changed lawyers on foreclosure home – Letter to be revised with new lawyer information and site overlay to be recorded by county and then mailed. (Tammy to get recorded per last meeting)

Beautification

We will move forward with tree grant after Dustin does a survey to get a layout of front. This will allow us to do a plan based on exiting trees and potential trees and shrubs if money is obtained from grant. Bryan will review list and present at the next meeting a diagram of layout with new trees etc. This will help determine the amount of the grant money we will request.

5 old faded Adopt a Pond signs were identified that we want to remove.

New south fountain has not been purchased yet. We wanted to see if the ad on Craigslist generated any interest before we made changes to electric. The electrical change would not allow any potential buyers to see the fountain working. Video will be taken to show anyone interested that it is a working fountain. Purchase of the electrical work and fountain has been previously approved, Maria will move forward on that part of the project.

Bryan reported that the landscaper was not going to be able to move forward with the edging of the sidewalks for several weeks. Dylan had suggested getting a quote from someone that will do it sooner than later. He will see what price he can get and if within the budget we have set of $200 he will have it done. If more, he will advise to get approval from the board. Bryan has a scope of work that will be given to Dylan to obtain a quote from his lawn service person to see if he is competitive.

Paul will draft a letter to the HC Public Works group as a thank you for the work being done so far to the drainage in TBA and forward to Mike for delivery

Safety

Don discussed doing some short safety messages for the FB page.

Welcome

Helen will work on baskets in a couple weeks for the new folks that have moved into TBA. She will put out the notice that she is looking for donations for the baskets.

12408 Trotter - Eleanor Dorta

12808 TBA - Richie Koster

12509 Clydesdale - Rucker/Snyder

12703 Corral - Brian Dinning and Jessica Reed.

New Business

Suggestion was made by TBA resident to do memorial of some sort for Joe Sepion who passed in June. Paul will do a mock up and get a quote for board next month.

A fireworks discussion was held on possible ways to curtail use due to so many animals in TBA. Since we know we cannot make any changes, we can only encourage consideration to those around us and ask they be kept to a minimum over longer weekends.

**Next meeting to be held Aug 18th**

**Don and Helen’s Home**

**12511 Rawhide**

**7:00 PM**

**Meeting Adjourned 9:24PM**