

**Twin Branch Acres Property Owners Association  
Board of Directors Meeting  
May 12, 2016  
12802 Horseshoe Rd.**

**Minutes**

**Members Present**

Mike Spoto – President  
Dylan Richard – Vice President  
Paul Hauck – Treasurer  
Secretary – Debbie Spoto & Website  
Bryan Quigley – Unit 1 Representative  
Maria Kelly – Unit 2 Representative  
Tammy Jacovides – Unit 3 Representative  
Open – Unit 4 Representative  
Guests – Dustin Martin, John Russek, Kenny Brown

Mike Spoto called the regular meeting of the Board to order at 7:08 p.m.

**Minutes**

The minutes of the April 15, 2016, meeting were approved and posted.

**Reports**

Treasurer's Report

Paul Hauck presented the current treasurer's report, showing an April 30<sup>th</sup> 2016 balance of \$17,064.19. The 2015-16 proposed budget was presented and reviewed. Motion was made to approve the proposed budget and keep the dues at the current amount of \$150.00 and seconded by Maria. Vote was in favor. Debbie Spoto to do list: update last year's accomplishments and email to Bryan to print (250 copies) and deliver to Maria to mail with dues letter. Dues invoices will be mailed by end of May or early June. Maria volunteered to work with Cristi Cola to mail invoices and attachments.

Neighborhood Association Unification

Mike reported information received from lawyer for the unification of TBA. Several suggestions were presented and additional questions will be presented to lawyer for further clarification. Mike agreed to circulate the list of questions and send to Board for review and comment.

Equestrian

It was brought to the board's attention that there was a possible encroachment onto the Unit 2 equestrian/pedestrian trail. The area was surveyed and presented to the board. A letter will be composed to the county code enforcement from the representatives for the TBA Board and a copy to Public Works and County Commissioner. The board will allow 2-3 weeks for county to reply before possible legal action is taken.

Neighborhood Enhancement

Paul made a motion to approve the reimbursement of the fountain in the north pond to Maria in the amount of \$483.00. Motion was seconded by Mike Spoto and approved. Maria also presented information on the lighting for the fountains. Motion made by Tammy to get the less expensive lighting and seconded by Paul. Lights were approved for the north fountain but will wait until next month to move forward with south pond project. Electric quotes were also obtained but services not needed at this time. They will stay on file for future project. Maria also requested reimbursement for additional

community sign letters which she purchased recently. Paul made the motion to reimburse, motion was seconded, and motion was unanimously approved,

#### Safety

Don was absent from meeting and more information will be needed to move a head with the surveillance sign. Dimensions are need for size before ordering. Dylan Richard suggested that the sign be 18" by 36" to ensure visibility.

Time did not allow for additional quotes for the cameras at front. Kenny Brown volunteered to make some calls to work on the quotes. Mike Spoto is to give general information for locations and specification for scope of work to be done.

#### Welcoming

Helen was absent. Nothing reported

#### **New Business**

Motion was made and voted to have Kenny Brown made the unit 4 Representative.

#### **Date and Place for Next Meeting**

The next board meeting will be June 9<sup>th</sup> at 12306 TBA Road 7:00 p.m. at the Browns home

#### **Adjournment**

Mike adjourned the meeting at 9:30 p.m.

Submitted by  
Debbie Spoto  
May 16 2016