

**Twin Branch Acres Property Owners Association
Board of Directors
Meeting Minutes
August 13, 2015, 7 p.m.
Cristi Cola Fleming's house - 9905 Saddle Road**

Invitees

Mike Spoto – President
Cathy Ryder – Vice President & Welcome Committee
Paul Hauck – Treasurer (on vacation – absent by proxy)
Diane Stern – Secretary
Brian Quigley – Unit Representative 1
Maria Kelly – Unit Representative 2
Tammy Jacovides – Unit Representative 3 (absent by proxy)
Dylan Richard – Unit Representative 4
Open – Unit Representative 5
Debbie Spoto –Website
Don MacConnel – Safety (absent by proxy)
Helen Popovich-Welcome Committee (absent by proxy)
Cristi Fleming -Guest Volunteer
Mireille Doffegnies-Henkemans – Equestrian (absent by proxy)

Meeting called to order -Mike Spoto, President at 7 p.m.

Roll Call

Updates from Board and Representatives

- Treasurer's Report, membership and dues update - Mike
 - Estimate from API Outdoor LLC and possible fountain replacement. Discussion regarding replacement of the fountains to ones less costly to maintain. Mike and Brian to look at options.
- Legal Opinion of Bylaws update – Mike
 - Discussed options and end goal of determining the standing of the Bylaws. The board will proceed with determining the steps to become an HOA with mandatory dues with the goal to keep the neighborhood nice and to foster community. Debbie will take the Deeds down off the website as they are not valid. Motion was made and seconded to develop an outline and task force to form an HOA, to move the five separate neighborhoods in TBA to one and to determine a mission statement.
- Beautification – Brian/Dylan/Tammy
 - Watershed Management – Cristi – Dylan shared that TBA is on the County agenda every meeting. Tri County, the track, and TBA have to prove to FEMA where the water table lies. They need the report to solve the problem.
- Text service for communication –Cathy – a motion was made to join a service for a 12-month period.

New business . . . open discussion

Set date for next meeting

September 24, 2015

Maria Kelly's, 12506 Palomino