

Twin Creeks Estates Owners Association

Open Meeting Minutes

Tuesday, October 18, 2011

Vice President Gwen Turner called the meeting to order at 6:00 p.m. at PMZ University located at 3516 Deer Park Drive, Stockton, CA.

The following directors and guests were present:

Gwen Turner – Vice President

Mary Webb – Secretary/Treasurer

Shirley Bills – Director

Ed Brown – Director

Traysee Fuqua - Liberty Property Management

And several homeowners

Mary Webb read the **August 9, 2011 Board of Directors meeting minutes.**

Shirley made the motion, Ed seconded and all passed to approve the minutes as read.

The Board reviewed and accepted the financial reports for the months of July 2011 and August 2011 as prepared.

August 2011 Bank Accounts

Operating Account	UBOC	8/30/11	\$20,981.83
Reserve Account	BBVA	8/30/11	\$59,244.75
Reserve CD	BBVA	8/30/11	\$55,790.51
Assignment to City of Stockton		8/30/11	\$10,000.00

Mary Webb will call the BBVA bank and inquire about the current interest rate on the CD and where the interest rate is going for the Assignment to City of Stockton.

It was inquired why there were analysis fees, and the Board would like a breakdown of those fees from Union Bank when they are charged.

Old Business and Correspondence:

Mosher/Bear Creek Levee Update: There was no additional information available at this time. Mary Webb stated she would contact the Central Valley Flood Board to ask for an update.

New Business:

ACC Request for ST4202: Michael Ladner approved via email, Gwen Turner approved via email, Ed Brown approved and Shirley Bills approved during the meeting. Mary Webb opposed.

Landscape Questions: Yard and Garden had requested additional information regarding the request for additional climbing plants and drip systems along the wall. The Board stated the reason they had

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requested additional plants on the wall was to deter graffiti. However, there had not been much of a problem in that area with graffiti, as it is such a hard area to get to. The Board asked management to review the amount of monies spent on graffiti cleaning. There was discussion of what Cal Trans is responsible for and what the Association was responsible regarding the landscaping between the Association and I5.

The Board also inquired about a tree that was supposed to be replaced along Mariners Drive and had not been planted yet. Management will follow up with the Associations landscape company.

A.S.A.P Collections Contract: The Board reviewed the collections procedures and contract for A.S.A.P Collection Services. **Ed made a motion, Shirley seconded and all approved to sign the contract with A.S.A.P Collection Services, but keep the Associations Collection Policy in force, not use the A.S.A.P Collections Services collection policy.** This is for any delinquent accounts going forward from today, and all past collection accounts will stay with Angius and Terry Collection Services.

Proposals for Cracked Brick Wall

The Board reviewed three separate proposals for the damaged section of the brick wall along Mariners Drive. **Ed motioned, Gwen seconded and all approved to accept the proposal from Ironstone Masonry in the amount of fifteen hundred dollars (\$1500).** Also, the Board would like before and after pictures of the wall being repaired and an assessment of any other areas possibly in need of repairs. The contractor is to use the loose bricks first before opening up a new pallet.

New Laws Regarding Email Meetings and Posting of Executive Agendas:

The Board reviewed information provided regarding new laws affect^{that will take} that will take effect January 1, 2012. *that will take*

ARC Request – DW9735

The Board denied this request for the time being, pending physical inspection of the property. The Board will view the property and report their findings back at a later date.

Open Forum:

No soliciting in the Association was discussed. It was suggested it be put up on the website with additional information from the City regarding peddler's permits and requirements. It was also discussed putting a sign up at the entrance of the Association.

There was a discussion regarding security patrolling behind Deep Water and checking for tents on the south east part of Otto Drive. It was also discussed to change the patrolling times as it is now staying dark later in the morning. Management will pull the contract and review the times now currently being patrolled.

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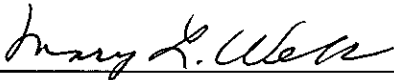
There was a brief discussion of the empty lots and their need of maintenance.

Management asked about the community wide garage sale that was held earlier in the month.

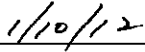
A homeowner asked about moving the time of the meeting to 7:00 p.m. The Board stated they had held a previous meeting at 7:00 p.m. and did not see any change in the attendance so the meetings will continue to be held at 6:00 p.m. at this time.

Adjournment: There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,



Mary Webb, Board Secretary



Date