

TWO CREEKS HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
DECEMBER 27, 2018  
MINUTES

Directors Present: Yale Gieszl, Jim Rifkin, Andy Paul, Tom James

Owners Present: Elvie Gieszl, Robert & Susan Brown, Grace deQuesada, Mike Kronstedt, Mary James, Jim & Jackie Fox

After determining a quorum had been obtained by owners present and proxies, President Yale Gieszl called the meeting to order at 4:15 p.m.

Yale said it had been an uneventful year and not much is expected in the future. He asked that all the owners introduce themselves.

Minutes of December 27, 2017 Annual Meeting: A motion was made to approve the minutes of the last annual meeting. The motion was seconded and passed.

2019 Budget: The budget was reviewed and Yale said no assessment increase would be needed for the next fiscal year. A motion was made to approve the budget as presented. The motion was seconded and passed.

Election of Directors: The existing board members Yale Gieszl, Bonnie Daniels, Jim Rifkin, Billy Rosenthal, Andy Paul and Tom James were nominated for another year term. The slate was seconded and passed. Yale was elected as president, Jim vice-president and Bonnie secretary/treasurer.

Old Business: Donna was asked to look into getting new pad locks on the dumpsters as the existing were difficult to operate.

It was agreed that the flowers looked good last summer. After some discussion on how dark the entry lighting was. A motion was made to have the Board look in upgrading the lighting system. Donna was asked to look into this and get quotes for the Board to review.

Tree mitigation was discussed. Yale said a spring letter was sent last year asking owners to remove dead standing and mitigate thistle. The easements had been cleaned up in the fall. He would see that another letter was sent this year.

New Business: A complaint was made about contractors and parking on the Two Creeks Drive curve. The situation was very dangerous especially when the road was icy. As there are no provisions in the Covenants to restrict cars, the only option was to contact the police. Donna was directed to contact the authorities to deal with the issue.

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Wild Animals: Several owners had close encounters with moose and bears this past season. Owners should be vigilant not to get too close and keep their pets out of the way of wild animals.

There being no further business, the meeting was adjourned at 4:45 p.m.