**Twin Branch Acres Property Owners Association**

**Board of Directors Meeting**

10806 Buckskin Place

**Minutes Oct. 20, 2016**

**Members**

Mike Spoto – President

Dylan Richard – Vice President

Paul Hauck – Treasurer

Debbie Spoto – Secretary & Website

Bryan Quigley Unit Representative 1, Beautification

Dustin Martin – Unit Representative 2 Out with notice

Tammy Jacovides – Unit Representative 3

Kenny Brown – Unit Representative 4

John Russek - Unit Representative 5

Don MacConnel – Safety Out

Helen Popovich-Welcome Committee Out

Mike Hughey – Equestrian Out with notice

Mike Spoto - call to order 7:05 PM with quorum present

Treasurer’s Report

Paul Hauck – Financials & dues update. Starting balance on account is $32,327.59 & ending balance is $32,110.32. We had $3,117.27 outgoing and had a few dues that came in along with the money ($1,500, less $288.30 cost of transportation for a net of $1,211.70) from the fountain sale resulting in an overall credit of $2,900.00.

Equestrian

Follow up on status of the trail (fence/owner who blocks it) – Information presented from consultation with Craig Hall, PA.

Attorney would require approx.. $500 – 750 in attorney time through the demand stage.

Motion was made by Mike Spoto to contact Mr. Hall and escrow up to $1000.00 of funds to have them move forward with a letter to the homeowner for removal of fence. Dylan Richard did a second on the motion and vote taken with unanimous vote to approve the funds. Mike S. will contact lawyer.

Foreclosure home- John Russek will contact friend that is a Title agent to ask the best way to get this information filed as far as the encroachment on the Maverick home. Emailed signed original letter to John so he would have the information to show.

Trail clean up- Equestrian group will pick a date and the board will communicate with TBA neighbors via text service, email and Face Book for volunteers.

Beautification-Local teens are helping with the weed control at front entrance. They are working with Maria and will continue to meet to work on the entrance weeds.

Maria and Dave put some additional lights on the south pond fountain to see if we like them. Board will view over the next week in the evening to see if the like them and then we will decide if we want to keep.

Safety- Nothing new to report

Welcome – Nothing new to report

Neighborhood Association Unification

Unity Committee- Mike, Debbie, Cristi, Bryan & Dylan presented progress of meeting held at Dylan’s 10/13.

Set next meeting for November 3rd.

Misc. Business

Joe Memorial – Paul had not had a chance to order.

Text Message schedule – Kenny will make up a schedule to bring to next meeting of dates and ideas for messages.

Creek Busters – Dylan will present documentation and photos to the county and ask they do a clean up of the creek.

Winter-fest- Tentative date set of Jan. 28th. Email will be sent to the Smith’s and Wycoff’s to make sure that date works for them. Agreed to use Edwin for food from last year.

Next meeting schedule for November 17th at Jacovides’ home.

No meeting normally held in Dec due to holidays so we set January meeting for 19th at Kenny Brown’s home.

Adjourned meeting at 8:35 PM.