

TWIN CREEKS

Meeting Agenda

Thursday, July 2

7:00 P.M.

Twin Creeks HOA Board Meeting: Twin Creeks neighborhood pool

Attendees: Brian Kinser, Bryan Brown, Kristi Johnson, Mark Pisarra,

Not Present: Darby Carmichael, Cory Holden

- ❖ Call to order
- ❖ Approval of minutes from last meeting- Approved 6/22/09
- ❖ Review of action items from last meeting:
 - Review the increase of dues and/or special assessment with HOA Mgmt. – Brian Kinser / Bryan Brown – **to be completed by end of year**
 - MCM Lawn Service invoice issue – Cory Holden – **Cory admitted mistake of paying with cash; not getting a receipt and not letting the HOA handle this the proper way. Due to the inability to resolve this discrepancy, the Board has approved to allow Cory to perform services on behalf of the HOA that will result in no less than \$750.00, which represents two mowing dates that appeared on each version of the MCM invoice in question.**
 - Contact City of Bixby regarding broken fence and additional fencing around storm drainage culverts – Brian Kinser – **City of Bixby is claiming this is not their responsibility. We will investigate working together to get the broken fence fixed. We will monitor the temporary fence that was installed to see if it will be sufficient.**

- Hole in ground between sidewalk and fence near baby pool – Darby Carmichael / Bryan Brown – **This hole has been filled.**
 - Discuss changing mowing dates with MCM Lawn Service – Darby Carmichael / Mark Pisarra – **Pending as it appears that MCM has, or is, altering their days.**
 - Removal of low hanging trees in greenbelt to assist mowing – Brian Kinser / Mark Pisarra – **Limbs have been cut down and we are working on having them removed.**
 - Fill in sink holes in greenbelt (“Reserve A”) – Board – **Completed.**
 - Street light sensors – Mark Pisarra – **The City of Bixby has been contacted and they have fixed lights as they have been notified.**
 - General review of state of prior year documentation – Brian Kinser - **Pending**
 - Ensure full amount of lien, including any processing fees are being recouped in total lien amount – Brian Kinser / Bryan Brown – **Discussed with HOA Mgmt. and these fees are to be included going forward.**
 - Contacting State Farm to have someone review the pool house roof for hail damage – Mark Pisarra – **State Farm was sent out on Friday, July 10th and no extensive damage was found that would warrant a roof replacement at this time.**
 - Pool house front gate installation status – Darby Carmichael – **The front gate has been installed, but company will be returning to correct some of the work as it was determined that some of the items were not satisfactory.**
 - Replacement of tiles on tables at pool due to wind damage – Darby Carmichael – **Completed.**
 - Finalize directory, koozies and website address – Kristi Johnson – **Completed. Koozies have been ordered and will be available for the upcoming block party.**
- ❖ Broken sprinkler and timer settings at the Mingo entrance
- Broken sprinkler and setting the timer to the correct times – The broken sprinkler head was removed and replaced, but it was not tested because we did not have a key to sprinkler control box. The box has been opened and we need to go back

and test the sprinklers to ensure it is working properly. Now that the box is opened, we can adjust the timer settings.

- ❖ 4th of July bicycle parade
 - Friday, July 3rd at 7 P.M. Gifts were purchased at the Dollar Store and the Bixby Fire Department will be here to lead the parade. Ice cream sandwiches were also purchased for after the parade.

- ❖ Patriotic CD
 - A CD of patriotic songs is going to be made for the parade.

- ❖ Pool phone
 - Review of pool phone to see if we can get a lower monthly rate. We are currently paying Cox approx. \$52/mo. after taxes. We will be contacting Cox and BTC to see if we can get a better rate.

- ❖ Homeowner request to have the drainage ditch cleaned up and debris removed.
 - Homeowner request to see if the City of Bixby would spray weeds around the drainage ditch and clean up the general area.

- ❖ Discussion of having new approval features that are now in place to be incorporated as part of the official Twin Creeks HOA bylaws. This issue will be put to a vote at the next annual Home owners meeting.

- ❖ Christmas lights on the pool house – Chris Johnson is going to donate his time and materials to get Christmas lights installed on the pool house this year.

- ❖ Letters need to be sent to neighbors who are continuing to maintain areas of the greenbelt behind their houses past the authorized distance.

- ❖ General discussion of replacing our existing playground equipment. This item will be discussed further at upcoming meetings.

- ❖ Discussion of alternating days that our pool and the Twin Creeks III pool closes so that there will always be, at least, one pool open between both neighborhoods.

- ❖ Discussion of homeowners that are continuing to leave their trash cans out on non-collection days. Mark and Bryan are going to ride around and discuss with these homeowners. Homeowners that continue to disobey this covenant will get fined and eventually have a lien assessed. This topic to be discussed further.

- ❖ Adjournment – Next meeting will be at the pool TBD.

- ❖ ACTION ITEMS:

- Create a list of work that needs to be performed around the neighborhood for Cory Holden – Brian Kinser
- Follow up on pool house phone to see if we can get a better rate – Bryan Brown
- Reviewing yearly contracts to get ready to re-bid services for 2010 – Board
- Landscaping companies that should be contacted at some point before the end of the year – Landmark, AAA Landscaping, Cutters, and MCM – Board
- Contact HOA Mgmt to have letters sent to neighbors that are continuing to mow areas of the green belt that is pasted the authorized distance – Brian Kinser
- Ask Chris at Aquatic Management about the possibility of alternating days that our pool and the Twin Creeks III pool closes. – Darby Carmichael
- Review neighborhood to see which homes are consistently leaving their trash cans in front of their garages or on the side of their homes on days that trash is not being collected. Mark Pisarra and Bryan Brown