

Meeting Agenda

Tuesday, August 11th
7:00 P.M.

Twin Creeks HOA Board Meeting: Twin Creeks Swim Club

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

Not Present: Darby Carmichael

- ❖ Call to order
- ❖ Approval of minutes from last meeting- Approved 7/15/09
- ❖ Action items from last meeting:
 - Create a list of work that needs to be performed around the neighborhood for Cory Holden – List was finalized and Brian Kinser is going to present it to Cory for his review. Depending on Cory’s response, further action will be discussed.
 - Follow up on pool house phone to see if we can get a better rate – Bryan Brown spoke with BTC and they will provide phone service next year for only the months that we need to have phone service in the pool office. We can have it turned off and reconnected as needed. Once the pool is closed at the end of this summer, we will have the Cox phone service disconnected.
 - Reviewing yearly contracts to get ready to re-bid services for 2010 – Board - In process
 - Landscaping companies that should be contacted at some point before the end of the year – Landmark, AAA Landscaping, Cutters, and MCM – Board – In process

- Ask Chris at Aquatic Management about the possibility of alternating days that our pool and the Twin Creeks III pool closes. – Re-evaluating pool guard and overall pool use policies for next year.
- 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 went around the neighborhood and either spoke with neighbors, or left documentation detailing the covenants regarding proper trash can storage.
- Review the increase of dues and/or special assessment with HOA Mgmt. – Brian Kinser / Bryan Brown – **to be completed by end of year**
- General review of state of prior year documentation – Brian Kinser - **Pending**

❖ New Business:

➤ Social Activities:

- Block party sponsored by Riverview Baptist Church: Saturday, August 22nd
 - Notices were distributed to homeowners last week.
 - Food, music, prizes, and games going to be held in the greenbelt behind the pool.
- End of summer neighborhood block party scheduled Saturday, September 26th
 - Estimated cost of \$794.00
 - Eliminated DJ this year. Cost savings are going to go towards more children's games and activities.
 - More information will be in the next newsletter
 - Koozies with the Twin Creeks logo and the website address will be available to hand out to homeowners

- 1st Annual Twin Creeks Oktoberfest Adult Only Party to be held Saturday evening, October 3rd
 - Football games will be made available on a 12 foot TV screen with satellite broadcast via projector
 - Popcorn machine, drinks, and desserts
 - Kegs will be provided and Twin Creeks cups will be available for \$5 each
 - Bratwurst, sauerkraut, onions and peppers will be cooked on a grill made available by Twin Creeks resident, James Nichols.
 - Residents will be asked to RSVP
- Santa Claus at the Swim Club on Saturday, December 5th at 2 p.m.
 - Photos will be available to families. We are lining up a photographer/homeowner to take photos and make them available via print, or email for free, or a reduced price.
- Dues – Approval to have HOA Mgmt. file any remaining liens on homeowners that have not paid their 2009 dues.
- List for Cory Holden:
 - Planting of three trees in greenbelt
 - Chain link repair next to the King residence across from the Swim Club
 - Install new exterior lights at pool
 - Fix broken sprinkler heads
 - Fix broken sprinkler timer control in cul de sac
- Items that will need to be repaired/replaced at the Swim Club prior to the start of next season:
 - Hot water heater – County health inspector told Chris Keller that it was not heating at the proper temperature to adequately wash hands.

- Refrigerator in pool office – The freezer is not working properly and it is dripping into the fridge. This has been occurring for the past couple of years.
 - The toilet hardware in the women’s bathroom will need to be replaced. The toilet is not flushing properly, or will continue to run intermittently.
- Mingo fence project
- First bid from Daniel Wilson of Cherokee Construction and Shiloh Stone was received at \$147,500. The fence line is 1,000 linear ft. and 13,000 sq. ft. Bid includes a six foot limestone interior and exterior wall, 18 inch by 18 inch footers, and topped off with paver brick to tie into existing frontage design.
 - Alternate bid for \$96,500 for a 2 ½ foot stone wall, with paver brick wrap finished with four feet of cedar fencing.
 - Initial contacts to area banks have been made to enlist support for financing options so there will be no additional impact to homeowners through an assessment.
 - Seeking out additional bids so we can discuss overall design, financing, and justification of overall project.
 - Daniel Smith Construction will be reviewing the project and submitting a bid in the next couple of weeks.
- Laptop purchase for Twin Creek business and online record retention – Approved by board for the purchase of a reasonably priced laptop for Board records. The laptop will be kept by the President, but will be shared as needed by the rest of the board. The goal is to get our paper records scanned and stored on the laptop, in addition to setting up detailed files for each property.
- Discussion of replacing/donating the current playground equipment with sturdier and larger equipment. The idea would be to expand the playground to support a larger structure that would adequately accommodate the number of children in our neighborhood, in addition to adding supporting equipment, such as swings, tether ball poles, etc.
- Swim Club lifeguards

- Chris Keller informed Board that he will not be submitting a bid for lifeguard support in 2010. The Board recognizes this is an important issue and there will be strong opinions regarding this issue. We are working diligently to find the best solution possible. Chris Keller is going to only provide pool maintenance services going forward. Maintenance services would be approx. six thousand compared to twenty five thousand with lifeguards.
 - Alternative sources of life guard support are currently being researched. Pool Management, LLC. and Miller Swim School will be contacted.
 - Alternative plans based on the available of getting life guard support next year will be evaluated, if needed
 - If we end up with no life guards next year, we will need to review the policies and procedures of area neighborhoods that currently operate without lifeguards.
 - Discussion of CPR training for homeowners that would be interested prior to the opening of the pool next year. We will investigate how much it would cost per person and look at possible reimbursement, or partial reimbursement, for residents willing to be certified. CPR training would be useful, not only at the pool, but in everyday situations.
- Discussion of moving toward a key card access system for the Swim Club pool gate. For cost inquiry, an initial contact was made to Bob (918-277-2912 cell, 918-584-4923 office) at Tulsa Home Guard concerning the price range to get a system installed. Estimate provided depending on difficulty of installation and setup would be between three and four thousand for the entire system, including software. Bob was told that Darby would probably be contacting him at a later date once the Board has had an opportunity to discuss further.
- System can be monitored at the location via access to a land line, or via the Internet.
- Advantages of key card system would be the ability to grant variety of access requirements depending on responsibility, or authorization.

- Ability to grant access to those homeowners that want early lap swim opportunities.
 - Hours can be extended as warranted
 - Use of pool can be extended into late September, or later.
- ❖ Adjournment – Next meeting will be at Bryan Brown’s house at 7 p.m. on Tuesday, September 8th
- ❖ ACTION ITEMS:
- Solicit additional bids for the Mingo fence project. In addition, request “wood only” options to see what the true replacement cost of the current fence as is.
 - Solicit bids for lawn service over the next couple of months
 - Discuss list of work items with Cory Holden and have him begin completing these tasks. If not, discuss appropriate alternative solution.