

TWIN CREEKS

Meeting Agenda

Monday, September 7th
7:00 P.M.

Twin Creeks HOA Board Meeting: Bryan Brown's house

Attendees: Brian Kinser, Bryan Brown, Mark Pisarra,

Not Present: Darby Carmichael, Kristi Johnson

- ❖ Call to order
- ❖ Approval of minutes from last meeting- Approved 8/25/09
- ❖ Action items from last meeting:
 - Disconnection of Cox phone service at the pool house. Phone service has been disconnected. We will initiate phone service with Bixby Telephone Service (BTC) in the spring.
 - 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 and Oktoberfest party preparations.
 - 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.

- 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 Mark Pisarra’s house at 7 p.m. on Tuesday, October 6th

- ❖ ACTION ITEMS:
 - Solicit additional bids for the Mingo fence project.
 - Begin soliciting bids for lawn service for 2010 over the next couple of months.