



Meeting Agenda

Tuesday, October 6th
7:00 P.M.

Twin Creeks HOA Board Meeting: Mark Pisarra's house

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

- ❖ Call to order
- ❖ Approval of minutes from last meeting- Approved 10/04/09
- ❖ Discussion items:
 - Lionheart Association Management will be our new HOA management company beginning November 1st, 2009. Full approval of HOA board. We will work with HOA Management to facilitate a smooth transition of duties and information between the two companies.
 - Pool winterization to occur in the next few days.
 - House at 9172 E 117th Pl currently has a new garage door that was installed with windows at the top, which is a covenant violation. They need bring the door to code. A certified letter was sent to the homeowner and it was received. We are in the process of following up with the homeowner to ensure their garage door is compliant with existing neighborhood covenants.
 - Cory Holden – Letter to be presented to Cory Holden for signature waiving his rights to seek a Twin Creeks HOA board position for a period of five years as a result of a vendor invoice discrepancy that occurred during the summer of 2008.
 - Homeowner at 11720 S. 95th E. Ave. is proposing to install a backup generator for their home. Board will request additional information and review system in order to provide approval. There is no initial concern that this will be an issue.
 - Pool management bid process: We will need to request multiple bids for the 2010 pool season to include all inclusive (life guards and regular maintenance) and non-guard contracts (maintenance only). Once we receive bids, we will evaluate our alternatives and options to determine how to proceed.

- Halloween parade: Set for Saturday, October 31st at 5:30 P.M. in front of the pool.
- Santa in the Park: Set for Saturday, December 5th at 2 P.M. Maggie McKenney will be taking photos for homeowners.
- Board approval to purchase 4 metal signs from Sign-on. Signs will be similar to real estate “for sale” signs and will contain “Please check website for important HOA information – www.bixbytwincreeks.com” - Darby Carmichael will store one sign for the back part of the neighborhood, Kristi Johnson will store one sign for the Mingo entrance, Bryan Brown will store a sign for the Twin Creeks III entrance, and there will be an additional sign kept at the pool house to serve as an extra sign and also to be displayed in front of the pool during the time when the pool is open.
- Christmas light contest – block captains will vote for each area. More information to follow.
- Up with Trees – The board approved receiving 25 trees from Up with Trees as part of a non-profit program to promote a “greener” community. The trees will be placed at various common area and green belt locations. The trees were free and the board approved a \$100 payment for the trees to be delivered. Communication was emailed to homeowners for volunteers. Tree arrival and planting is scheduled for November 8th.
- Discussion of replacing our existing wooden playground equipment with a newer, larger metal structure to accommodate the children in the neighborhood. This project will be discussed more at the next meetings. 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.
- 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 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 Darby’s house. Tentatively scheduled for the week of Monday, November 16th.
- ❖ ACTION ITEMS:
- Follow up on garage door / window issue with homeowner at 9172 E 117th Pl.
 - Solicit additional bids for the Mingo fence project. Daniel Wilson is going to come out and submit a bid for a brick only option. Daniel previously bid on a rock wall design with brick caps.
 - Begin soliciting bids for lawn service for 2010 over the next couple of months. Bids will be processed through Lionheart Association Management. We will want to get bids from Cutter’s, Landmark, Paradise Lawn Inc. / Tru-Green, in addition to any additional vendors that are interested. We will want to use a uniform bid sheet to ensure all potential bidders are supplying costs for the same services.
 - Finalize Santa in the Park plans