

TWIN CREEKS

Meeting Agenda

Monday, November 9th
7:00 P.M.

Twin Creeks HOA Board Meeting: Mark Pisarra's house

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

Absent: Brian Kinser

❖ Approval of minutes from last meeting- Approved 11/02/09

❖ Call to order

❖ Discussion items:

2010 dues: Discussion and approval of Board to keep 2010 dues at their current amount of \$378.00 per year. Due to the state of the economy, we have elected to maintain current due levels despite overall increased costs across the board for HOA related items. The Board anticipates that we will be able to fund increases in normal operating costs as the pool maintenance contract will be significantly reduced as life guards will not be provided going forward.

The 2010 price structure will be:

- \$378.00 amount and if paid by February 14th.
- \$400.00, if paid by the date of the annual meeting (TBD).
- \$425, if paid after the date of the annual HOA meeting. In addition, properties will be subject to liens being placed on their property and a loss of pool use privileges.

➤ Property with glass in garage door. Several homeowners have brought concerns to the Board regarding the home at 9172 E 117th Pl. which had a garage door with glass installed in the top section. A certified letter was sent to the homeowner informing them of the covenant violation. In addition, Jenny Brown, Twin Creeks I&II HOA administrator with Lionheart Management, spoke to the homeowner and gave them until November 25th to comply. If the door is not brought up to code by this date, the Board will be moving forward with legal action to ensure compliance.

➤ Neighborhood Christmas light contest – Judging by the board on December 15th.

- 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.
- Cox phone service terminated at pool house. Equipment removed and returned to Cox.
- Santa in the Park: Set for Saturday, December 5th at 2 P.M. Maggie McKenney will be taking photos for homeowners.
- Pending items to discuss further:
 - 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 Kristi's Johnson's house, Monday, December 14th at 5:30 P.M.

❖ ACTION ITEMS:

- Follow up on garage door / glass issue. Discuss with legal representative regarding moving forward with legal action if necessary.
- Solicit additional bids for the Mingo fence project. Daniel Wilson with Shiloh Stone provided a bid in the amount of \$79,850 for the removal of the existing wood fence and the construction of a new brick fence along Mingo Ave. Bryan Brown is going to inquire about a financial option for discussion purposes.
- 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