

HOA Board Member Meeting  
July 11, 2006

The meeting was called to order at 6:45pm. Present were Jim Asbury, Steve Smith, Cory Holden, Shelley Bradshaw, and Vic Bell from the City of Bixby.

Vic gave the board information on the Tulsa Municipal Court Early Settlement mediation program. All agreed that this could be a good resource for neighborhood disputes. He spoke about development in the Bixby area including the renovations of the 121<sup>st</sup> Street fire station, the Regal Plaza convention center and business/retail development going in between 101<sup>st</sup> and 111<sup>th</sup>, the results of a recent traffic study ant 121<sup>st</sup> and Memorial and the fact that Bixby is one of the fastest growing communities in the area. Vic then left the meeting.

The most recent monthly inspection report from HOA Management was discussed and letters will be sent out to those who do not have their roof vents painted. Cory Holden is willing to paint the roof vents for \$35.

The issue of outstanding dues was discussed and a decision made to sent letters to the homeowners who have not paid informing them that interest is accruing and that if they do not pay within 30 days, a lien will be placed on their property.

Jim spoke with the homeowner at 9075 E 118<sup>th</sup> Pl who has not removed her outbuilding and it was determined that a letter will be sent out notifying her that if it is not removed within 30 days a fine will be assessed.

An approval letter will be sent to Bryan Sheppard for his gate.

The status of the Pool Sharing Agreement with Twin Creeks III is waiting on their response. The glass table tops have been replaced, umbrellas have been repaired/purchased, and hooks put up in the pool area. Cory will try to contact potential pool committee members this week. Pool rules are found on the Twin Creeks web site at [www.gtopower.com/Twin Creeks/](http://www.gtopower.com/TwinCreeks/). User ID: homeowner. PW: Bixby

Steve will be asking HOA Management to get quotes to repair, power wash, and stain the Mingo fencing. We discussed the necessity of mowing more often in the greenbelt area and it was determined that Steve would contact Rod to mow more often if the grass got too tall. New greenbelt letters have been sent.

Discussed Roger's resignation from the board and the need to replace him. According to the bylaws, the board may appoint a new member to fulfill his term. It was agreed that everyone would contact people they knew that might be interested.

Shelley is working on the next newsletter and asked for input. Jim had several things to send her. The directories are completed and she wants to let the block captains had out several things at once.

The social event on July 3<sup>rd</sup> went well with approximately 60-75 people in attendance. The welcoming committee is on track and should have new folders assembled to hand out soon.

The meeting was adjourned at 8pm. The next meeting will be Monday, August 21<sup>st</sup> at 6:30 at Cory's.