

Twin Creeks HOA Board Meeting

2/27/06

The meeting was called to order at 7:00 PM.
Minutes of the January 16th, 2006 meeting were approved as written.

Attending: Bryan Sheppard, Shelly Bradshaw, Cory Holden, Bill Schmidt and Jim Asbury.

President's Report: Bryan Sheppard

Covenant Violations

Repeat of this issue. Outbuilding Covenant Violations. Dr. Martin and Dr. Epperly responded to the letters sent to them by Twin Creek HOA's attorney Larry Taylor on January 23rd. Both homeowners responded that they were not in non-compliance with the neighborhood restrictive covenants.

Discussion began regarding what the board needed to do next to resolve the difference between the board and each homeowner.

It was noted that the initial expense of filing a lawsuit against each homeowner would cost the neighborhood association \$1750 each. Additional costs would be incurred depending on how far this action went.

Brian Sheppard made a motion to "file a lawsuit against each homeowner due to the inability to resolve the covenant violation prohibiting outbuilding." Bill Schmidt seconded. The motion was passed unanimously by the board. Jim Asbury abstained from the vote.

Brian will contact Brian Wellette to set up a meeting with Larry Taylor to begin the proceeding.

Pool Steps Renovation

- Aqua Pool Renovations has completed the pool step project. The only item left is to complete the additional pool step section to the pool cover.

Pool Management Contract

- Board approved the renewal of Aquatic Management for the 2006 pool season. The rate won't change from last years contract.

Neighborhood Association 2005 Tax Preparation

- Board approved the motion to use Jay & Associates to prepare our 2005 taxes.

Patio Remodeling Project at 9258 E 118th Place S. (Mr. Russiello's)

- Construction of the Patio room is complete. Board will contact Mr. Russiello to confirm that project met the detail of the approved plans. Jim will contact homeowner and make an appointment for board to inspect the addition.

Reserve Area Maintenance Requirements

- Discussion regarding a letter from a homeowner concerning landscaping/mowing of Reserve areas that are to remain undisturbed/kept natural. Complaint is that homeowners adjacent to this Reserve Area "B" have been maintaining sodded grass (landscape improvement) and continued to mow the section. Board decided to send out a neighborhood association letter reminding everyone to follow covenant requirements for Reserve areas and homeowner properties. The letter will be attached to the notification of the annual neighborhood board meeting.

Board Minutes

- A question had been asked regarding why the board minutes were not posted on the neighborhood association web site. Board agreed that this should be done. Effective this meeting, each month's board meeting minutes will be posted.

Annual Neighborhood Association Meeting

- When: Thursday, March 30th, 2006 : 7:00 PM
- Where: Bixby 1st United Methodist Church
- Proxy Votes can be dropped off at Bryan Sheppard's – 9168 E 117th Place
- Start thinking about your interest in serving on the board next year. Contact any board member with Self Nomination Form.
- Baby Sitter's will be at the church for small children
- Formal Announcement with all details will be sent to each homeowner

HOA Management's contract renewal

- Tabled until next meeting

Landscaping Committee Report: Jim Asbury

- Drainage ditch project is approximately 75% complete. The grading is done and finish work is all that remains. City of Bixby will rent the bobcat from White Star and Twin Creek HOA will pay for it at the time of return. This is the simplest way to save on the Loss Damage Wavier fee. We will inspect the finished work at time of equipment return. Estimate for cost of bobcat is \$700 to \$1000.

Treasurer's Report: Bill Schmidt

- Approximately 1/3 of the 2006 dues have been received.
- 2006 budget will be finalized at the next board meeting.
- Decision regarding the HOA Management charge for accounting will be discussed and decided at next meeting.

Social Committee Report: Shelley Bradshaw

- Next social activity is the Easter Egg Hunt on April 8th
- Newsletters went out two weeks ago.

Next meeting: Monday, March 13th at Jim Asbury's at 6:30 PM.
Meeting was adjourned.