

TWIN CREEKS

2010 Annual Homeowners Meeting

The annual meeting for homeowners was held Tuesday, March 23. The meeting was held at Life Church.

All board members have been retained for the coming year.

Below is the agenda:

2010 Annual Meeting Agenda

Discussion and approval to keep 2010 dues at their current amount of \$378.00. Due to the economy, we have elected to maintain current rates despite overall increased costs and the fact that Twin Creeks I&II has never increased dues since inception. We will be able to fund increasing operating and maintenance costs, along with 2010 and future projects due to the reduction in the pool maintenance contract and through the selling on ad space in the yearly directory.

•2009 Highlights

- 2009 directories were submitted to all homeowners. Approx. \$1K in Ad revenue was raised.
- Welcome kits were also provided to new homeowners, which included koozies.
- Replacement of pumps, valves, and other working components that were required to maintain code and keep pool operational.
- City of Bixby fixed fence post fixed on east side of bridge at no cost to HOA.
- Removal of low hanging trees along greenbelt due to the prior year ice storm.
- Stop sign moved at the Mingo entrance due to area neighbor concerns for child safety.
- 4th of July bicycle parade which included ice cream sandwiches and a hook and ladder truck to lead off the parade.
- Christmas lights at the pool house for the first time.
- Santa Claus in the park. Pictures provided by Maggie McKenney.
- Re-bid of HOA Management services and lawn services for 2010.
- Block party sponsored by Riverview Baptist Church in August.
- End of summer neighborhood block party in September.
- Hosted Oktoberfest party for the first time. This will be an annual event going forward.
- Hosted annual Halloween parade.

- Four metal signs purchased to publicize neighborhood news and revamped website.
 - Christmas light contest
 - Up With Trees planting event - planted 25 trees along the greenbelt area. Thanks to Todd Adams for supplying the labor.
 - Monthly inspection reports
 - Work along drainage ditch to fill in sink holes and placement of a fencing barrier to promote safety.
- 2010 planned projects and activities
 - Replacing existing playground equipment with larger metal structure that will accommodate more children.
 - Mingo fence refurbishment/replacement.
 - Ongoing pool house maintenance: replacement of hot water heater to meet 2010 code, replacement of refrigerator in pool office, repair of plumbing hardware in bathrooms.
 - Key card access system for pool.
 - No lifeguard policy for 2010. Cost savings to help keep dues at their current level, pay for 2010 future planned projects, and help build up reserve for future pool maintenance needs.

ADDITIONAL DISCUSSIONS:

- Ongoing concern regarding the sink holes around the culvert in the reserve. Jenny Brown is going to contact Landmark and ask them to assess the situation and provide a recommendation. The area will also be reviewed to see if a permanent fence, grate, or other structure is feasible and cost effective to surround the culvert.
- Discussion to replace the Mingo fence with a permanent brick wall. We received a couple of bids in the Fall that ranged from \$80K to approx. \$88K to tear down and replace the existing structure. Based on discussion between the Homeowners that attended the annual meeting, the majority opinion was that we need to replace the fence and that an additional assessment would be needed in 2010 and 2011 to begin saving for this project.
 - Over the next month, the Board will write up a pamphlet to be distributed to all homeowners to outline the need to replace the current structure, in addition to the benefits (Neighborhood's first impression, increased home value, limited to no future maintenance required as compared to a wood fence, etc.)
 - A couple of weeks following the pamphlet, an official proxy for the assessment will be emailed, and hand delivered to each homeowner. Homeowners will be asked to vote for, or against this issue and sign the document. If the majority of homeowners approve, we will initiate the assessment.
 - The 2010 assessment is estimated to be approx. \$225.00. The 2011 assessment will be no more, and possibly less than the first year assessment based on our existing cash reserves for future projects.
 - The goal is to get the assessment approved as soon as possible so that additional funds will be collected prior to the Holidays.
- Discussion regarding the key card system and the policy of not having life guards for the 2010 season. An expanded pool committee will be created to assist with any questions, or issues. The lifeguard policy will be reviewed at the end of the season to determine if any additional actions or procedures need to be created the following year.
- We will be moving forward with replacing the playground equipment. The goal will be to acquire bids and have a new playground area built in the next couple of months.