

Twin Creeks I and II Neighborhood Association

Minutes of the Annual Meeting
March 30th, 2006

Held at First United Methodist Church
77 Breckenridge Drive
Bixby, OK
7:00 PM

Meeting opened at 8:07 PM by President Bryan Sheppard after confirming that a quorum of 64 Homeowners were represented by their presence or an executed proxy form. 2005 Annual Meeting minutes were read. A motion to accept the minutes as read was brought before those present and approved.

Bryan introduced the current board members and then had each of them give their committee reports.

Corey Holden reported for the Pool Committee. He recognized Diane Mumma and Crystal Asbury for their efforts this year. New pool steps are complete. The contract with Aquatic Management has been renewed, pool sharing with Twin Creeks III pool was a success, some items will need to be purchased to provide adequate equipment surrounding the pool.

Shelley Bradshaw discussed a program of purchasing a Neighborhood Watch sticker for homeowner's cars. This would help to identify vehicles that belonging to our neighborhood. No action was made regarding this. General information and discussion of teenagers gathering in the reserve area south and west of 117th Street box culvert. Reported activity involves use of drugs and sexual advances towards a girl in our neighborhood. The need for us as a neighborhood to communicate this Neighborhood Watch, the board and to the City of Bixby is advised.

Shelley also talked about the Easter Egg hunt coming up in April. This past year has seen Halloween Parade, Neighborhood Block party, Christmas Light Contest and Santa Claus at the Pool. All block captains were commended for the help they provided in passing out newsletters and other informational flyers.

Bill Schmidt gave the Treasurer's Report. We continue to have surplus funds in our cash reserve after the large expenses of the pool steps and the drainage ditch project.

Jim Asbury reported on the Landscape Committee. We had one large project to regrade the drainage ditch between 116th Street box culvert and 117th Street box culvert due to standing water providing a habitat for 20 water moccasin snakes was reported. All grading work has been completed and the need to lay sod and plant trees will be finished this year. New lights in the Mingo Ave. entrance were installed this summer.

President Bryan Sheppard discussed an idea to allow homeowners the right to perform weed control adjacent to their property and the Reserve areas. A waiver would be completed by each homeowner who desires to do this to ensure that both their rights and the HOA rights are protected. Adverse possession of Reserve Property will be prevented by the use of this waiver. A suggestion by a homeowner to post Board Meeting minutes on our Neighborhood Association website was passed this year. www.gtopower/TwinCreeks is our web site. HOA Board has entered into litigation with two homeowners due to covenant violations surrounding Outbuildings.

Bryan introduced the self nominated candidates for next year's board. They are:

Corey Holden

Shelley Bradshaw

Jim Asbury

Steve Smith

Roger Sorochty (self nominated from the floor)

Ballots were received, votes were counted and the new Board of Directors are the candidates named above (5 positions are required and only 5 candidates were on the ballot).

Meeting was adjourned at 9:00 PM.

Respectively submitted,

Jim L Asbury

Secretary – Twin Creeks.