

Twin Creeks Annual Homeowner's Meeting Minutes
March 8, 2007

The meeting was called to order at 7:50p.m. In attendance were 17 homeowners, including board officers Jim Asbury, Shelley Bradshaw, and Cory Holden, and 50 valid proxies were collected. The meeting was scheduled to begin at 7:00p.m., but was delayed in order to collect the required number of proxies to conduct business.

All participants were provided with an agenda, a survey, and budget. Volunteer forms and directory update forms were available for those who needed them.

It was moved, seconded, and approved to waive reading of the minutes from last year.

Jim spoke about the importance of participation by every homeowner in the neighborhood. It is up to all of us to be involved and continue to make our neighborhood a desirable place to live.

Jim then went over some of the actions that the board has taken over the past year, and items that are still pending including:

- Success of the new pool steps, this past summer was the busiest that the pool has ever been. One problem that needs to be addressed this year is a system to ensure that those who are using the pool are homeowners and that their dues are current. Some ideas were discussed, including identification badges and a listing of homeowners available at the pool. Enforcement would have to come from the lifeguards.
- A Greenbelt waiver form was put in place to protect the HOA from possible liability and adverse possession issues. Reasons for the instigation of this were discussed.
- The clearing of the drainage ditch for the health and safety of the neighborhood as well as the planting of new trees.
- Still pending are the installation of the guards around two drainage spots in the greenbelt and the refurbishing of the Mingo Street fence which was not completed when the contractor we had hired backed out of the project.
- Jim updated everyone on the status of legal actions that the HOA had been involved with over the past year. One case has been dismissed and another is still pending.

Cory went over the following items:

- Ideas for improvements to the pool area to include an extended deck and pergola over the grassy area to extend seating and provide a shaded spot.
- We will be receiving the four large planters from Bixby North Elementary School to care for during the summer and decorate our pool area.
- The need for new, unbreakable tables for the pool area.
- We have contracted with another company to spray the greenbelt for weed control and we will continue to use Cutters for the rest of our outdoor maintenance.

- Discussed possible future improvements and developments to the greenbelt.

Jim went over the financial statement briefly.

Shelley discussed the areas that she was responsible for, including:

- Block Captains, who they are and what they do
- Welcoming Committee, recognized members, told about duties.
- Social Committee, who is on it and their responsibilities.
- The newsletter
- Special recognition for Joe Wade for maintaining the website and Sherry Romer for neighborhood communications via e-mail and compiling the directory.

The floor was then open to discussion of any issues that the homeowners had. Topics discussed included:

- Ideas for replacing the Mingo fence with something more substantial such as brick or stone.
- The possibility of a walking path of some sort on the greenbelt.
- Planting more trees on the greenbelt.
- Amending the covenants to allow for privacy fencing along lots that back up to the greenbelt.
- The possibility of going to one trash service for the entire neighborhood.
- The problem of cars parked on the street for extended periods of time.
- Feasibility of becoming a gated neighborhood which would require HOA to assume responsibility for the maintenance of the streets.

Jim then opened the floor to nominations for board members. Cory Holden, Sherry Romer, Kelli Moyer, Brian Kinser, and Brian Frere all volunteered to serve. There were no further nominations and it was moved, seconded, and approved to close nominations. Ballots were then completed by those present and for all valid proxies with all candidates running unopposed.

The new board was confirmed and the meeting was adjourned at 9:00p.m.