

Twin Creeks III & Twin Creeks III Extended Homeowners Association

Board of Directors Minutes

April 30, 2006

Attendees: Matt McCormick, Ryan Smith, Renee Mullikin, Matt Gabrielson, Donny King

Meeting Called to Order

Secretary Report

Minutes were read and a motion was made to accept the Minutes by Ryan (2nd Matt M)

Existing Business

- Board discussed the Memorial Day “no-charge” event. Decided to reschedule for June 4th, 2006, from 11 am to 2 pm for increased attendance due to the long holiday. At noon, we will use this event to hold a general business meeting for Board introductions and to propose adding trash service to the Association responsibilities and increase dues to cover the cost. The goal is to have a single company responsible for trash pick-up, and decrease the number of trucks rolling through the neighborhood streets. Additionally, trash cans will be street-side for only two days of the week instead of four to five days. If approved by a majority, the Board will place refuse collection bids to the available companies and would decide on the most suitable company. Dues would increase approximately \$240 per year beginning on Jan 1, 2007. Notification of the meeting will be distributed by the Board along with the invitation to the 1st Annual TW3 Pool Party. Chris Keller, the pool manager, will be in attendance to discuss pool rules & lifeguard roles. Ryan is contacting caterer.
- Discussed sport court options for the Vision 2025 Grant. Board decided to explore the half-court option with benches, acrylic goal, and lights
- Ryan will investigate removing the large TW3 billboard on 121st Street is meeting with the City Planner to discuss. Other topics are: dead tree removal on the west side of the entrance, replacing street light bulbs, and getting a easement variance for the Vision 2025 Grant for the sports court.
- Still need to register for Bixby Homeowners Association (Matt G)
- Still need to setup TW3 website (Matt G)
- Still need to apply for Vision 2025 grant by Feb 2007(Ryan)
- Property at 11917 S 89th E Ave will be auctioned on May 9th 2006.
- Donny to contact Coke & a snack vendor to stock the vending machine at the pool
- Donny discussed with Chris Keller whether Twin Creek 3 homeowners/teens can become lifeguards at our pool. Though they already have an existing crew, Mr. Keller invited them to apply with Aquatic Management for guard positions at other facilities

Treasurer Report

Balance as of reading was \$69,240.41
Board reviewed delinquencies & collection policy
Motion was made by Matt Gabrielson (2nd Donny)

New Business

- Several builders were part of the dues delinquencies. Board reviewed the precedent set by Vern Suess to waive dues for the three “developing builders”. A motion was made to accept the precedent and waive the annual dues for the remaining lots owned by “developing builders” by Matt M (2nd Ryan)
- The Board discussed the fence facing 121st Street that is owned by the Association. Wood fences have an average lifespan of 5-10 years and to preserve home values, the Board discussed adding \$1500 per year earmarked to the Fence Fund and obligating future TW3 Boards to do the same using precedent . This would allow continuous replacement of the fence as needed without adding financial duress to any single year’s budget. Motion was made by Matt McCormick (2nd Ryan)
- Board discussed and decided to save money by offering the Homeowner Directory on the TW3 website in a PDF file format.
- Donny gave a report on the pool status. Aquatic Management has prepared the pool and it is ready to open, except for the receipt of the Heath Dept certificate that is en route. He will follow-up.
- Board discussed the spare pool furniture and the existing glass-top tables. Motion was made to remove the glass-top tables and buy \$1000 worth of pool furniture to be decided by Donny. Motion was made by Matt McCormick (2nd Ryan)
- Board discussed conversation between Twin Creeks I & II president Jim Asbury and Donny. Last year, the associations verbally & mutually agreed to share pool resources. Upon review of the agreement, the Board decided to extend the offer again this year. Homeowners of Twin Creeks I, II, III, and III Extended may use either pool at any time, unless previously reserved. Motion was made by Donny (2nd Renee). Donny to inquire whether a formal agreement is necessary.
- The Board discussed a Neighborhood Garage Sale and decided to mirror the TW I & II date of June 3, 2006. The Board approved Sklyar McCormick to purchase two vinyl banners, for annual use, and to place an ad in newspapers of her choice. Motion was made by Matt Gabrielson (2nd Matt M)
- Board discussed homeowner complaint of a neighbor watering excessively. At this time, the Board has no options other than calling the “offender”.
- Board discussed and approved the re-bid of seasonal color since the current vendor is behind schedule. Motion was made by Matt McCormick (2nd Ryan) to contract for up to \$2000 of color. Matt McCormick to decide the outcome.
- Motion was made by Matt McCormick (2nd Donny) to re-bid Action Fence to complete the 4th side of the pool property as they have yet to complete to job.

Next Meeting

June 25th at 1pm at Donny’s (11946 S 90th E Ave)

Motion was made by Matt McCormick (2nd Donny) to Adjourn

Meeting was Adjourned