

Twin Creeks III & Twin Creeks III Extended Homeowners Association

Board of Directors Minutes

March 12, 2006

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

- Meeting Called to Order
- Renee to inquire about letterhead and logo from Vern Sues
- Board agreed to buy a laptop computer with QuickBooks for treasurer's use (\$500 budget)
- Board agreed to buy a web domain (www.TwinCreeks3.com) for the association. Matt Gabrielson agreed to build the website, host the domain & general emails for the board. Website content to include: bylaws, covenants, and restrictions in PDF form, contact information for the board and committee chairperson, important dates, opt-in directory listing
- Board agreed to continue \$35 fee for "Letters of Good Standing" to title companies
- Board agreed to register for the Bixby Homeowners Association (to be completed by Matt Gabrielson)
- Board agreed to apply for Vision 2025 grant. Possible ideas to include: basket ball court by pool (Ryan Smith is investigating), benches for play area, additional trees
- Board discuss mowing canal area by pool 1/month during the summer (Matt McCormick is investigating)
- Board discussed Memorial Day / Pool Opening Day celebration with a block party. To discuss budget and events at next meeting
- Board agreed to offer an opt-in Neighborhood Directory for \$5.00. Matt Gabrielson will design a volunteer survey sheet and directory opt-in for distribution by the Board (April 15 deadline)
- Board agreed to sponsor & chair the following committees: Pool (Donny & past chair Rob), Architectural Control (Ryan), Beautification (Renee), Social/Newcomer Welcome (Matt Gabrielson)
- Board agreed to remove all yard signs, except for realtor/builder signs in front of houses for sale. Political signs are OK (Ryan)
- Board agreed to grant a revocable exception for the non-compliance driveway of Ward & Kathryn Oliphant (11937 S 89th E Ave) for the use of his squad car. The Board will submit a Notice of Non-Compliance with the Tulsa County Clerk. The exception is revoked and the driveway must be removed if vehicles/trailers other than the squad car is parked on the extension, or in the case that the Oliphant sell the house. The exception does not extend to new owners of the property, and a letter of good standing will not be provided the title company until the driveway is removed and area re-sodded.
- Board discussed homeowners continuously parking on the street. Matt McCormick to write letters of request to park in street

- Board discussed the pool fence that adjoins the homeowner Ryan Smith. Matt McCormick to get bids to install fencing along the property line, allowing a 5 ft path between the two
- Board discussed the landscaping contract for 2006. Matt McCormick to get bids
- Board agreed to renew existing insurance policy (Renee)
- Board agreed to establish a Bixby post office box for all written correspondence
- Board agreed to post homeowner dues delinquencies at the pool (when open, Renee)
- Board will meet on March 26, 2006 at 1pm at Matt Gabrielson's (11957 S 92nd E Ave)
- Meeting was adjourned