

Twin Creeks III HOA Board Meeting April 5th, 2007

Attendees: Isler, Williams, Walker, Brown (HOA LLC Rep.)

Meeting called to order.

Minutes from previous meeting were accepted as published.

Treasurers report – as of 4/5/07 we have a balance of \$60,708.31
currently there are 15 homeowners dues outstanding

Committee reports:

Beautification – entrance signs have been repainted, Ron Stefanoff (our neighbor) fixed the entrance lights. Volunteers for this committee have been called and plan to have a meeting this month.

Pool/Social – pool contract has been signed with some extended hours for this coming year. Pool preparation work will begin this month. Contacts being made to committee volunteers.

Directory & Communications – gathering information to publish our first newsletter

Architectural – Heath Krier is out of town but his committee volunteers have been contacted.

Old business:

Contract with HOA LLC has been signed and they are now handling our account payable and receivables plus our general administration issues.

Insurance update: Our liability insurance has been increased from \$1,000,000 to \$3,000,000 and we now have Director insurance for the Board in the amount of \$3,000,000. This was completed with a savings of \$1,444.00 a year over our previous contact. This increase was recommended by HOA LLC.

New Business:

Neighborhood garage sale is being considered to coincide with Twin Creeks I & II. To be discussed at next meeting.

Overdue HOA dues – certified letters will be sent to remaining homeowners for reminder notification and pending penalties.

Twin Creeks III HOA Board Meeting April 5th, 2007 - Continued

Committee budgets have been established and everyone is now moving forward.

Operation Safe Neighborhood has been established by the City of Bixby. Police presence has been requested on S. 91st E. Ave. This is part of that program.

Next meeting 4/22/07 at 6:00 pm - Isler's house.

Meeting Adjourned