



Property Association Annual Meeting Minutes

January 29, 2007

Meeting called to order by Matt McCormick

Opening remarks by Matt McCormick

Remarks by Vic Bell, City of Bixby Neighborhood Association Coordinator

- Bixby is fastest growing city in OK @ 14% in 5 years
- Bixby is hottest real estate market in OK with average home value @ \$204k
- 121st & Memorial anchor has not been announced, intersection traffic count is 27k northbound cars daily, widening to begin Q3
- Discussed the new fire station on 121st with same response times as before demolition of station
- No plans for 111th & Mingo traffic lights
- Discuss city ordinance regarding vehicles left in the street. Citizens are to contact the Bixby Police NON-emergency line at 366-8294 for remedy
- Discussed the sign on 121st and the Board will refer to the City Council if not removed by 2/16.
- POA member suggested making 121st 40 mph & "No Passing" between Memorial & Mingo
- POA member suggested City address visual un-appeal of the rental properties across from the new fire stations

Acceptance of HOA Board Minutes

- No minutes were recorded by Vern at first meeting

Treasurer Report by Renee Mullikan

- \$64,598.68 Total Income 2006
- \$2,552.68 Net Income 2006
- Fielded several questions regarding the HOA expenses & asset funds
- Motion made by Mike Smith (2nd by Ryan Smith) to accept the report, Approved

Pool Report by Matt McCormick

- POA member expressed concern for several guards, requested pool manager contact to be posted
- POA member requested that the Board consider extending hours, under advisement of 2007 Pool Committee

- Motion made by Mike Whitman (2nd by Kristy Kerr) to accept the report, Approved

Architectural Control by Ryan Smith

- Discussed sign removal
- POA member request to expand the pool play area
- POA member expressed concern of a Little Debbie truck parked in a TCIII-PO driveway
- POA member requested that Board investigate if staining POA fence on 121st would increase lifespan, under Board advisement
- Motion made by Kevin White (2nd by Kristy Kerr) to accept the report, Approved

Social & Website by Matt G

- Website has all Board meeting minutes and contact numbers
- Discussed the 2 POA parties, June Pool Party & October Pumpkin Painting Party, over 100 attendants at each

Unfinished Business-None

New Business

- Speeding in neighborhood by Matt Bertelli
 - Reported on progress with signage in neighborhood, increased patrols
 - Requested increased awareness of neighbors
 - POA member suggested requesting the Bixby Police mobile radar unit to be placed randomly in the neighborhood
- Parking on streets addressed by Vic Bell
- Trash cans left in view by Matt McCormick
 - Per the Covenants, all trash cans must be placed out of view or be subject to action
- Adding trash service to the POA responsibilities & Dues increase by Matt Gabrielson
 - Discussed the reasons for adding trash service: only 2 days of trash cans on streets, buying power of the POA, vendor selection and accountability, less heavy trucks through the neighborhood
 - Discussed the financial implications of adding \$180 due on Jan 31st, and implications of those with single day trash service
 - Amended the proposed motion to allow 2007 Board to decided start date & dues billing cycle
 - POA member was concerned with validity of vote & Covenants Article VI Sec 2.1 was read, "The maximum permissible annual assessment may be increased above the 15% limitation...only by a Majority of Lot Owner voting in person or by proxy, at a meeting called for such a purpose." The said meeting notice was in compliance of Bylaws Article III Sec 3.
 - Motion to increase the annual assessment per Lot to cover twice a week trash service was read as follows, "*Twin Creeks III & Extended Property Association shall maintain regular curbside trash service for each Lot commencing on a date to be determined by the 2007 Board of Directors. The Board of Directors shall submit a Request for Proposal to*

each waste disposal company authorized by the City of Bixby, and shall award the contract to the best proposal. Trash collection will be included in future annual dues, and a supplementary assessment will be issued for 2007.”

- Voting was made by raise of hand and was passed 35 for and 16 against
- Neighborhood directory
 - To be referred to the 2007 Board
- Open to floor
 - No additional comments
- 2007 Board Nominations
 - Randy Isler, John Lawrence, Julie Williams, Sean Walker, Jeremy Zeman, Heath Krier, Matt Gabrielson
- 2007 Board Election
 - POA member suggested that the Board increase to seven. No objections were noted
 - Motion made by Janet Edie (2nd by Jeff Sutton) to accept the nominees, Unanimously Approved

Motion to Adjourn by Matt McCormick

- Unanimously Approved