

# **Twin Creeks III and Twin Creeks III Extended Annual Home Owners Association Meeting**

January 17, 2008

River Crest Reception Hall – 13329 S. Memorial, Bixby, OK 74008

**Prior to Meeting:** Sign-up sheets for various 2008 committees were made available.

**Meeting Called to Order** – 7:04pm

## **Opening Remarks** – Randy Isler

- HOA Management has been hired to handle accounting and record keeping. Heather Trease of HOA Management was in attendance
- Communication was increased through a directory, website, web forum, many social events and three newsletters.
- Operating costs were managed to maximize benefit with an effort to stay within last year's income. Examples included bidding out insurance that netted an increase in coverage with a decrease in cost, bid out management of the swimming pool operation, bid out lawn care/maintenance service, extended pool hours, more social events, added a new committee with a budget, added a web forum. It should be noted that the 56% of the entire operating budget comes from pool management and lawn care/maintenance.
- It was noted that the neighborhood dues are \$385 per year and can be increased by the Board of Directors *without a vote of the neighborhood* by 15% annually. The 2007 board chose not to increase the dues for 2008.
- Audience was encouraged to sign up for a committee as the only way to truly positively impact the neighborhood is to get involved.

## **Committee Reports**

### Beautification

- Worked with Southwood's to have a master plan design for the entrance (a portion of which will be voted on tonight).
- Replaced the trees in the center island with trees more appropriate to the small island area, raised bed, installed low maintenance shrubs in island
- Moved the previous trees to along 121<sup>st</sup>
- Planted new trees on east and west side of entrance
- Added electricity to the center island to allow for tree up-lighting and Christmas lights

### Pool / Social

- The hours were extended
- Purchased a new gas grill, banquet tables, and umbrellas
- Vandals struck twice at the pool
- Installed lockers for life guards to protect guard's personal property and limit liability to neighborhood association, and open up remaining space for use of neighborhood
- Pool rules were updated and a new large sign was installed at the pool

- The pool remains available for private parties for a minimal fee
- Koozies were purchased for communication of website as giveaways at social events and for newly welcomed residents
- There were three parties: Summer Kickoff Party, 4<sup>th</sup> of July (with a fire truck and games), and a back to school/end of summer party with a Jupiter Jump.

#### Directory/Communications

- Successfully published a directory
- Contains roughly half of the neighborhood
- Only provided to those who provided information – distributed via email to eliminate cost
- Published three newsletters

#### Architecture/Compliance/Webforum

- The audience was reminded that the committee is in place to help enforce the by-laws of the neighborhood to retain the uniformity upon which the neighborhood was established, to protect property value and to remain competitive with other existing and new neighborhoods
- Overall it was relatively quiet year, with most of the requests being reviewed as compared to the deed of dedication. If it was not a listed item in the covenant the committee performed research and made phone calls to learn about the request for change
- The webforum was established as a tool to increase communication. Web forums have become very popular tools for communicating and interacting among communities with common interests.
- There was a discussion with one of the residents about their requests for information regarding other neighbors' applications or compliance letters sent to residents who were out of compliance.

#### Welcome / Website

- Two new pages were added from 2006 including "Archive" and "New Residents"
- As of 1/16/08, 1800 visits to Home Page, 333 to New Residents, and 354 to Archives
- The welcome committee served 15 homes and the fire station and gave koozies, flyer about neighborhood and a small gift of food or gift card.

#### Financial

- Comprehensive 2007 Expense Summary, Recommended 2008 Annual Operating Budget, and Balance Sheet as of December 31, 2007 were distributed to those who attended and will not be detailed in these minutes.
- There was a discussion with multiple residents about the fiduciary responsibilities of the Board of Directors and what powers the board has regarding allocation of assets of the neighborhood. This discussion centered around the use of excess cash from dues since 2004 for capital improvements for the neighborhood. There were many comments for and against spending on the entrance improvements. All present were referred to the by-laws of the neighborhood association (which is a

registered Limited Liability Company in the State of Oklahoma) that grants certain powers and responsibilities to the Board of Directors to determine what is best for the association.

### **Old Business**

- Trash can vote did not meet quorum initially and was re-voted in the summer. Vote did not pass.

### **New Business**

- *Completion Landscape Project*
  - Discussion of project and multiple phases, review of plot plan drawing generated by Southwood's
  - Votes were tabulated 26 "No", 43 "Yes"
  - Vote passed
  - Project will be completed in Spring of 2008 according to design and a one-time assessment of \$30 will be added to the dues collected in April 2008.
- *Discussion of Items of future consideration*
  - Recommend review of need for additional lighting along streets
  - Recommend review of installation of additional vegetation along eastern-most property to create future barrier to whatever commercial development occurs on adjacent property
  - Recommend review of installation of additional trees along 121<sup>st</sup> that matches Bixby's master plan for 121<sup>st</sup> to a create barrier as traffic increases due to existing street improvements, new developments (Juniper Hills property) and whatever occurs with land south of Twin Creeks III.
  - Recommend the creation of a "Long Term Fence Replacement Committee" for the study of best alternative (replace in-kind or upgrade to stone/stucco/??) when fence needs to be replaced (estimated in 2010-2013). Capital required for improvement is estimated to be substantial and by-laws of association currently require that if funds are assessed that they be used in same calendar year. This means a very large assessment whenever replacement is required (only 173 homes in neighborhood).
- *Nomination of New Board members*
  - Jeremy Lott
  - Randy Isler
  - Matt Gabrielson
  - Renee Mullikin
  - Christina Wertz

*New board of directors will be meeting in February 2008 to decide upon roles and responsibilities according to the neighborhood association by-laws.*

**Motion to Adjourn - 8:45pm**