

**Twin Creeks III & Twin Creeks III Extended  
Homeowners Association  
Board of Directors Minutes**

March 23, 2009

Attendees: Ward Oliphant, Chris Nalley, Randy Isler, Harry Ashbaugh, Matt Gabrielson

**Meeting Called to Order**

**Secretary Report**

Reviewed Minutes from February's Board of Directors Meeting. Minutes approved as posted on the website. Motion to approve made by Chris, seconded by Randy. Unanimous approval.

**Treasurer Report**

As of March 18<sup>th</sup> HOA reports that TC general Account balance was \$37,612.99. Randy presented the following invoice for approval in the amount of \$47.00 to Landmark for sprinkler repair, \$ 6.52 to Randy for replacement bulbs for the front entrance lights, \$ 33.75 to Randy for a special key that is required to turn off and on the water supply for the front entrance.

68 Homeowners have paid their annual dues.

Motion to approve was made by Matt and seconded by Ward. Unanimous approval.

**Existing Business**

Bird Pools made the required modifications to the pool to bring it in compliance with the 2009 and 2010 regulations for public pools at a total cost of \$1,435.00

Three bids for the cleaning and staining of the fence were submitted .

- CertaPro Painters submitted a bid of \$3,200.00
- Tulsa Accent Painting LLC submitted a bid of \$2,750.00
- Jim Evans Power Wash submitted a bid if \$1,450 for labor plus materials estimate for material was \$500.00 to \$ 600.00 (repair, powerwash, stain & seal)

Motion to approve Jim Evans Power Wash to clean and stain the fence with \$2500.00 to be allocated from the "rainy day" fund (not part of the 2009 Budget) was made by Randy and seconded by Matt. Unanimous approval.

Two bids for Lawn Maintenance and seasonal color were submitted.

Landmark ( current lawn service) with a bid of \$ 885.00 per month for lawn maintenance and \$ 2,347.00 (annual) for seasonal color. ( Same as last year)

Turf Rescue Lawn & Landscape, LLC with a bid of \$855.00 per month for lawn maintenance and \$2,320.00 (annual) for seasonal color.

Motion was made by Harry to renew the contract with Landmark and seconded by Chris. Motion passed with 3/2 vote.

Randy submitted two estimates for a shade umbrella to be placed at the pool.

The lowest estimate was for a 14'x14' permanent shade umbrella with a ten year warranty at a cost of \$3,675.43.( Including installation)

Motion for approval to purchase the umbrella and have it installed by the pool with the funds coming from the capital improvements budget ,was made by Randy and was seconded by Chris. Motion passed with 3/2 vote.

The contract with HOA is up for renewal.

Motion was made by Matt and seconded by Ward to renew the contract with HOA as long as the HOA Statement of Dues for new Homeowner did not exceed \$ 50.00 Unanimous approval.

Online vote was taken to allocate \$540.00 (from Landscape and Maintenance) to Southern Landscape to extending the irrigation system to cover the trees in the front entrance. Vote passed unanimously. ( work is completed)

Welcome Packets for new Homeowners are still being check into.

### **New Business**

Motion was made by Randy to resume trash service at the pool, seconded by Matt  
Motion passed unanimously.

Next Meeting: May 5<sup>th</sup> from 7-9 pm at Randy's home