

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

November 24, 2009

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

Meeting Called to Order

Secretary Report

Reviewed the Minutes from the Octobers Board of Directors Meeting. Minutes approved as posted on the website. Motion to approve was made by Chris seconded by Randy

Treasurer Report

As of the date of the meeting the current balance in the checking account is \$23,381.16. Randy estimated expenditures to the end of the year to be approximately \$ 3, 500.00. Four Members still have not paid their annual dues. Motion made by Matt and seconded by Ward to except report.

Architectural Compliance Committee Report

Chris reported that one Homeowner was requesting permission to build a fence in front of his current fence to hide his trash cans. Current covenant states that adjoining fence is to align when practical which would restrict this request in this case. Chris will advise homeowner.

Another Homeowner was requesting to build an outside fireplace in his backyard. There are no current covenants that restrict this. Chris will contact Homeowner.

Chris and Randy have both had homeowners inquire about the Trailer parked on the street by the pool. Matt advised he will contact the Homeowner.

Motion to approve report was made by Matt and seconded by Ward.

Beautification Committee Report

Annual colors were installed the cost was approximately \$ 100.00 cheaper than last year. Christmas lights are to be installed on November 28. The breaker for the entrance lights needs to be check as it keeps tripping. Motion to approve report was made by Chris and seconded by Ward.

Pool Committee Report

Pool is closed nothing to report.

Social Committee Report

Nothing to report

Exiting Business

Further discussions were had concerning Chad Level and the water issues. Matt made the motion that we table the matter until all Board Members could read the engineering report that was completed on the Level's property. Matt will contact Chad to obtain a copy of the report.

Last Board meeting, Matt B made the suggestion for a Top 5 list to be added to the website so that Home Owners could list things that they would like to see the Association do. Matt G will check with our current website to see if this can be done.

Further discussions took place concerning the possibility of each committee having its own budget to work with in the up coming year to help expedite projects. This will be discussed at the next meeting when the annual budget is discussed.

New Business

The Fulbright's have brought suit against the Association for the letter of non-compliance that was placed on the property concerning their driveway extension Motion was made by Matt and seconded by Chris to have the HOA Attorney to investigate and respond to the suit.

The City of Bixby advised that we currently have a water leak within the pool sprinkler system. The leak is between the meter and the control box for the sprinkler system. Landmark is currently taking steps to correct the problem.

Matt asked Randy to request a cash flow analyses from HOA for the following dates December 1, 2009 through May 1, 2010.

Randy advised that Landmark will be applying sand at the entrance to the addition when needed. This will not be at the discretion of Landmark but on a call bases. Each time they apply

sand it will be at a cost of \$ 165.00

Randy will prepare a projected budget to be discussed at the next meeting.

The date of the Annual Meeting is currently set for January 26, 2010 @ 7:00 pm

The meeting will be held in the building just south of Bixby Funeral home at 13307 South Memorial.

Next Meeting

December 22, 2009 @ 8 pm. Matt Gabrielson's house

Meeting adjourned