

Twin Creeks III & Twin Creeks III Extended

Homeowners Association

Board of Directors Minutes

April 11, 2010

Attendees: Mike Rocco, Mike Byers, Lori Filgas, Todd Stewart, Kevin White

Meeting called to Order:

Secretary Report:

Minutes are being prepared for website.

Treasure Report:

Current balance of \$64,276.60 total checking and savings (includes all 3 CD's). Undeposited funds of \$1,600. Total Liabilities and Equity \$ 65,867.88

Architectural Committee:

Patio extension of Chris Duffy was approved after providing documentation for compliance.

Resident requested permission to install free standing flag pole in front yard. (See New Business)

Pool Committee:

Mike will meet with Holders Security and sign contract to install gate card system and as long contract is no more than \$500.00 over previous estimate of Holder's prior to new board's term. New card system should be installed by 5/3/10 and card keys mailed to residents by 5/10/10. Letter to be sent to residents with Card Key and notice to resident if dues are not paid in full, pool card key will not be provided until payment is received by HOA management.

Pool cleaning company will obtain new signage for pool due to no lifeguard on duty.

Mike Byers obtained a bid for cleaning of pool bathrooms by DKB Enterprises for \$90 per month, since pool cleaning company would not be providing this service. (Cleaning includes both restrooms weekly and kitchen bi-monthly, during the pool season.)

Mike B. will provide along with pool hours start Memorial Day, notice of magnetic key card usage.

Discussed pool set to open Memorial Day with pool hours being Mon. 1-8 PM and Tues. - Sun. 10 AM to 8 PM. All minors should be accompanied by an adult.

Social Committee:

Mike B. presented the social committee report and advised the Memorial Day Pool Party would include catered food service since there are currently not enough volunteers. The committee will also provide donuts, milk and coffee opening day, May 29th, 2010.

The committee is also planning a July 4th parade, expected to begin at 9 am. Final details will be announced later. The committee is also planning a Labor Day event as well.

Beautification committee:

Mike Rocco signed and mailed Landmark contract for the mowing and maintenance of the entryway and easements.

Landmark will be contacted to plant Spring Flowers – same as last year.

New Business:

New resident sought permission to leave trailer on driveway while moving into residence. Resident was directed to complete unloading and relocate trailer. Resident also requested approval for placement of a free standing 25 foot flag pole in the front yard of his residence. The restrictive covenants do not specifically address the issue of free standing flag poles, however the covenants provide for the Architectural Design Committee to promote good design and compatibility within the subdivision. The board discussed the free standing flag pole request and determined it would not conform to overall harmony of the neighborhood and noted that there were no other free standing flag poles located in the front yard of any residence in the neighborhood. Board voted unanimous to disapprove of the flag pole request.

The board did discuss allowing stand alone flag poles in the back yard if the pole was below the roofline.

Communications Committee:

Newsletter – discussed reminder to submit any improvements to the arch committee for approval.

Discussion of the need for volunteers committee needed.

Twin Creeks 3 Garage Sale Sat 6/5/10 beginning 7:30 am

Todd will handle listing the garage sale on Craig's list.

Motion to adjourn made by Kevin White, second by Mike Rocco.

Next meeting 4 PM Sun. May 2nd at Community Room, Tulsa Fire Station No. 9 (111th & Yale)

Meeting adjourned.