

## **Twin Creeks III & Twin Creeks III Extended**

### **Homeowners Association**

### **Board of Directors Minutes**

**Date:** 5/2/10

**Attendees:** Mike Rocco, Mike Byers, Todd Stewart, Kevin White. Lori Filgas not present. New residents Steve and Pam Ellis were also in attendance.

**Meeting called to Order:** Mike R. called the meeting to order, Motion to approve the minutes of 3/10/10 and 4/11/10 by Rocco, Todd 2<sup>nd</sup> the motion. Motion approved. Kevin to email Mike R the minutes for upload to website.

**Secretary Report:** N/A

#### **Treasury Report:**

Lori not present, however, board discussed late dues, possibility that some residents may have relocated and need to confirm HOA list is current.

#### **Architectural Committee:**

A complaint was received via TC3 website concerning a piece of exercise equipment that has been left outside for an extended period of time. The equipment was relocated prior to AC having to contact resident.

A resident requested approval of the board to install a free standing flag pole to be placed in the front yard of the residence. Todd S. informed the board that the AC purpose is to promote the harmonious use of landscaping and landscape design to promote compatibility and conformity within the subdivision. With regard to the requested free standing flag pole, the AC's opinion is that it would not conform to the character of the neighborhood and it was the AC's recommendation that the board reject the request for installation of a free standing flag pole in the front yard of a residence. Board to vote after executive session.

#### **Pool Committee:**

Mike R restarted trash service and receptacle was placed at pool house.

Hot water tank became inoperable over the winter and was replaced under warranty. HOA only had to pay labor to get a new 40 gal tank installed. There is not a warranty on the new tank since it was a replacement and previous warranty has now expired.

PSO was called due to power failure at the pool that had occurred sometime over winter. Initially an

electrician was called to replace what was thought to be a fuse, but the main electric line coming into the pool was the problem and PSO corrected it. Also, an electrician repaired GFC at main front entrance which was shorting out, repairs to be covered under beautification budget.

New Umbrellas were purchased at Seasonal Concepts. They have a 2 year warranty. They also have fiberglass poles to withstand more wind without breaking. Umbrellas are larger and will provide more shade than previous umbrellas. Due to budget constraints, consideration of permanent sun shades will be postponed.

Key card system was installed at the pool and HOA is to set up each residence's card. Key cards will be mailed to residents, but not activated unless HOA dues are paid in full. Mike B will send letter to HOA regarding this policy.

Pool gate has been re-painted by board members. The pool gate has pulled away from the wall and needs reinforcement to stabilize. Two bids were obtained to fix the gate.

A new handle w/ lock was installed on ladies restroom, the previous one was in disrepair.

Flood lights on west side of pool were replaced by Mike B. He will submit reimbursement for expense.

Pool has approximately 20 lounge chairs and 12 upright chairs at the 3 tables. Board will forego purchasing any new chairs at this time and will try to make the current chairs last at least another year.

Resident requested extending pool closing hour to 9 PM. Board agrees to extend hours to 9PM. Motion by Mike R. to extend pool to Mon 1-9 pm, Tues-Sun 10am-9pm. Second by Mike B. Vote to amend pool hours approved by board 4 in favor, Lori not present.

#### **Social Committee:**

Upcoming events to be posted in newsletter.

#### **Beautification Committee:**

Lori was unavailable, Mike B informed board that Lori obtained bid to remove dead trees (3) at pool, bid was for \$1,900.00. She will get another bid.

Landmark will replace dead tree at entrance under warranty. Landmark will also plant same flowers as last year at entrance and pool area.

#### **Communications Committee:**

Mike R. added photos to website and suggested we add a running list of things that are being done by the board and volunteers to keep the residents informed of ongoing projects and repairs.

Mike R. discussed establishment of a Facebook page to keep residents updated on events and info within the neighborhood since many people use Facebook and may not be using the TC3 website.

Newsletter – Mike R. will be delivering newsletter to HOA for mailing in this week.

Mike R. is making a master contact/vendor list for this board and next board to utilize.

**Open forum:**

New resident's Steve and Pam Ellis appeared before the board requesting an opportunity to elaborate on their previous request for installation of a free standing flag pole in their front yard. The board had previously voted to deny the Ellis' request for the installation of the flag pole based on the recommendations of the Architectural Committee and AC's opinion that the flag pole would not be in conformity with the overall architectural design of the neighborhood.

The Ellis' informed the board that they have children currently serving in the military and it was their desire to fly the US Flag in their honor and they intend to fight for this right. The Ellis' previously provided the board with a copy of "The Freedom to Display the American Flag Act of 2005" which they contend provides authority to display the flag on a flag pole in their front yard. The board requested additional information concerning the flag pole and was advised it is 25 feet tall, black in color and has no exposed pulleys, ropes. It is their intent to place it in close proximity to the residence, likely within the landscaped area. The Ellis' also contended a flag pole is no different than the numerous permanent free standing basketball goals that have been installed in the neighborhood and it was argued if the flag pole is prohibited, then every basketball goal should be prohibited as well.

Following the Ellis' presentation, the board met in executive session to discuss the issue further. After a lengthy discussion, the board decided to rescind its previous decision to prohibit the installation of the free standing flag pole. The board reviewed the covenants and noted there were no specific guidelines, requirements or prohibitions regarding free standing flag poles or basketball goals. Also considered was the likelihood that legal costs would be incurred to litigate this matter, if required. That although the current board, as a whole does not support the installation of a free standing flag pole, the neighborhood as a whole may not share this opinion. Therefore, unless the board receives complaints from residents concerning the installation of free standing flag poles in front yards and/or the covenants are amended to include specific requirements for or restrictions of free standing flag poles, the board determined it is in the best interest of the neighborhood as a whole to rescind the board's previous decision to reject the Ellis' request. The board noted that if the covenants are amended in the future any and all flag poles would have to come into compliance with the restrictive covenants. Board members in favor of the rescission were Rocco, White and Byers. Stewart was opposed. Filgas was not in attendance.

**New Business:**

Pool hrs – discussed above.

Discussed options for 7/4/10 activities which may include a parade and cookout. Details forthcoming.

**Old Business:**

Mike R advised that Twin Creeks 1 and 2 has agreed to split the cost of the garage sale ad to be placed in Tulsa World. Villas are included in garage sale.

Notice of the garage sale has been listed on Craig's List by Mike B.

A garage sale banner will be placed at entrance the week of the sale.

Memorial Day festivities – Saturday, May 29<sup>th</sup> to include donuts, coffee and juice beginning at 9am at the pool.

On Mon, May 31<sup>st</sup> - There will be a pool party catered by Tin Star. Additional activities may be available depending on the number of volunteers. Discussed possibility of having inflatable rides, etc.

**Motion to Adjourn:** Motion by Rocco, Todd second. Meeting adjourned.

**Next Meeting:** June 13, 2010 Community Center 4 pm