

Honey Creek -POA Monthly Board Meeting
Held: 4/25/06 at 7:00PM at Bailey Ranch Elementary

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| <u>Members Present:</u> | <u>Members Absent:</u> |
| Angela, Dean, Dody, Joey, Megan, Mike (Our Consultant), Wes | Scott, Todd |

Items Discussed

Billing/Financials (Please note that the dues policy described applies to HC 1 resident only!):

- Mike mentioned that 22 Honey Creek One homeowners had still not honored their financial obligations to the community – Megan agreed to contact all the non-paying members one last time to try to work with them in a neighborly manner and it was agreed to allow her two weeks to try to personally collect on the POA’s behalf

Architectural Design Committee:

- A member brought a landscaping problem to our attention – apparently the owners of a home on E. 98th St. N. have abruptly departed and their lawn has begun to look unkempt. The ADC is looking into the situation.
- Dean mentioned that one property improvement had been approved and that another one was pending – five letters are being sent out to members that are in violation of our covenants (3 of these were for trailers) and a second reminder notice was sent to the owners of the semi-truck after several residents complained about it’s recurring appearance – a disabled red car on blocks on our main street was reported but the City intervened before the Board was able to.

Maintenance Committee:

- Joey reported that the sprinklers have been reset and are set to cycle on every other day for ten minutes at a time.
- Joey also reported that the breaker box for the Bell Tower has been repaired and is on it’s way back to us.
- Also, the mailbox replacement project is to be completed within the next week.

Landscape Committee:

- Flowers are being installed at the main entrance and at the Bell Tower and the flower-beds will be weeded again soon.
- Our mower will begin mowing the reserve areas in Honey Creek II as soon as the weather permits (the necessary funds (and permission) were received from our developer right before the endless rains began the first week of May).
- Once the ponds have been mowed for the first time we will be better able to budget for the ongoing maintenance expenses of Honey Creek II and begin work on a combined operating budget.

Update on special projects:

- Planning for our June annual meeting has begun and it was decided to make this year’s meeting a celebration as we have had many successes over the past year (chief among these was assuming possession of Honey Creek II and inviting our new neighbors into our POA as equal members). A comfortable meeting space is being arranged and refreshments are going to be provided – detailed meeting notices will be mailed to all our members in Mid-May.

Transition issues:

- Megan continues to work with Battle Creek. It was discovered that our developer did not collect any dues at all for 2006 so Honey Creek II does not currently have enough funds collected to maintain their common areas for the remainder of the year. It was decided that the POA would draft a welcome letter to our HC 2 residents informing them that the official merger of Honey Creek I and Honey Creek II has now occurred (as Battle Creek will not be doing this as was originally assumed.) Megan continues to work with Battle Creek to obtain copies of all checks that they collected on the POA’s behalf and working to obtain certified copies of the paperwork that Battle Creek filed to officially join the two communities. Board members will be recruited for HC 2 as soon as possible. ☺

Website issues:

- Traffic continues at a steady pace and member feedback continues to be incorporated. ☺
(For those counting, our April traffic count was 620 page loads, 163 unique visitors and 45 repeat visitors.)

As always, the preceding notes are the conversations that occurred and the decisions that were reached (both at the meeting and afterward) as recorded in my own handwritten notes, so if there are any omissions or misstatements, please excuse them as I assure you that they are completely unintentional! ☺

If there are any questions, concerns, or comments about these notes – please email megan@tulsacconnect.com