

**Honey Creek -POA**  
**Monthly Board Meeting**  
**Held: 7/26/05 at 7:30PM at Megan's**

<u>Members in Attendance:</u>	<u>Members Absent:</u>
Angela	Dody
Daymon	Todd
Dean	
James & Stacie	
Megan	
Scott	
Shawn & Jon	
Tom R.	
Wes	

***Items Discussed***

1. **Billing/Financials:** Collection efforts continue to improve our community's bottom line - As of August 9th, 91% of our community has paid our \$100 annual homeowner's dues, and our board members are still trying to work with those who have not yet paid in an effort to come up with a plan that will bring their account current before September 15<sup>th</sup> so that we will not have to follow through on our promise to file liens against homeowners who are not "paying their fair share" of the expenses for mowing, watering, landscaping and lighting our entrance and other common areas
2. **Coventry Gardens Entrance:** Daymon reports that the developer of Coventry Gardens (Tom Morris) visited Coventry yesterday (July 25<sup>th</sup>) but the surveyor who was scheduled to accompany him (so that the land could be surveyed, deeded to Coventry and then quick-claimed to us) did not show up so no progress has been made – Daymon will continue to monitor the situation and report back to the rest of the board in a regular fashion – in relation to this topic, Scott and Megan decided to work together to come up with an entrance design idea for the 96<sup>th</sup> Street Entrance so that we can get a better sense of what the cost may be of rehabilitating this entrance
3. **Traffic Calming Efforts:** Scott mentioned that there are now bright-orange plastic stripes across the road up near the Sports Complex at German Corner that force speeders to slow down and it was discussed that the board will talk to the city about this if any of our members ask us to do so
4. **Drainage Ponds Update:** Megan reported that the City of Owasso had met with Battle Creek that morning (July 26<sup>th</sup>) to tour the pond areas and discuss the remaining improvements that must be made to the ponds before Battle Creek turns the streets of Honey Creek 2 over to the City of Owasso's care – since the 26<sup>th</sup>, progress continues to be made on regarding the pond areas and as of the date of this posting (8/12/05) all 3 ponds are in much better shape than they were when they were first constructed (the remaining weeds have been removed and the soil has been better graded) – Megan continues to follow up with the City on a very regular basis to try to find out more information for our community
5. **Honey Creek 3 Update:** Per our developer (Buford Williams with Battle Creek Land Development) there will not be a Honey Creek 3 - the neighborhood he intends to build north of HC2 will actually be a separate neighborhood tentatively called "Bailey Country." This new neighborhood will feature homes in the same price range as ours (mid \$140s to mid \$220s) but will feature slightly larger lots and will operate as a totally separate neighborhood with it's own homeowner's association and it's own main entrance off of N. 97<sup>th</sup> E. Ave. (although the through street between HC2 and Bailey Country may remain open so that our communities are not isolated from one another)

**HC2 and the new hospital:** To the best of our knowledge, Honey Creek is not slated to be close to the main road/entrance that will be built for the new hospital slated for 106<sup>th</sup> St. N. so we should not have the same traffic/lighting issues that the residents of Sawgrass Park are now concerned about – in their situation, the main entrance to the hospital had to run straight through their community b/c, unfortunately, the build site itself was completely isolated from the main street and the entrance had to be constructed along on an existing street that threads through their neighborhood. Our situation is very different from theirs, however, b/c Honey Creek 2 ends at 101st Street North and the new hospital is supposed to be built on the north side of the new water tower (the listed street address is 1010 East 106th Street North), so

it is extremely likely that the new hospital's main entrance will be a completely separate main entrance off of N. 97<sup>th</sup> East Ave. that will be located closer to 106<sup>th</sup> St. N. & N. 97<sup>th</sup> E Ave than it would be to 96th St. N. & N. 97<sup>th</sup> E. Ave (which is where our community's main entrance is) - obviously until the new hospital is actually built, we cannot be completely positive where the new hospital's main entrance will be located, but we have not heard anything from the City or our Developer that would indicate that the new hospital's entrance will go through our community - after all, our homes are almost a half a mile South of the proposed build site (and the new Bailey Country neighborhood will soon lie between our community and the new hospital) so it highly unlikely that we would ever be considered for the main entrance ☺

6. **Battle Creek's New Gated Community off of N. 97<sup>th</sup> E. Ave.:** Per our developer, Battle Creek will be building a gated community similar in price to the Fairways across N. 97<sup>th</sup> E. Ave. from the Fairways north entrance on N. 97<sup>th</sup> E. Ave (look for the old barn in the field across the street from the Fairways entrance) – no word yet on when construction is scheduled to begin but our developer is already in talks with the City of Owasso about the new project – once this new neighborhood goes in, our property values should continue to rise as we will still be “the best bargain on the block” ☺
7. **ADC Report:** Dean reported that our mailboxes can be purchased at builder's rates (\$165 each) if they are purchased through the homeowner's association – after a brief discussion it was decided to post this information to the web site and provide it to homeowners whose current mailboxes were not in compliance to see if they might be interested in replacing them if the HOA helped them with the costs. James reported that he has been working with the brick mailbox folks to obtain quotes from local vendors but that it honestly looked like the brick mailboxes are just too expensive for most folks tastes (quotes ranged from \$350 to \$400 depending on the type of brick that was used on the home itself)...
8. **Outsourcing:** Dean obtained estimates from \$40/member to \$60/member to outsource our invoicing, receiving and covenant violation letters (estimates range depending on the level of services we contract for) – Dean is still checking out less expensive alternatives such as a local man over in Bailey Ranch who runs POA's as a business (and set up Bailey Ranch's POA from scratch several years back) and small local CPA firms (so that we could hire professionals to file our taxes for us and produce more detailed budget & financial statements for our members)
9. Megan reported that one of her favorite members (Rita C.) is willing to help us get a **neighborhood newsletter** started
10. The Empty lot at **9909 E. 100<sup>th</sup> Place North** has been cleaned to our member's satisfaction & the builder (Camelot) is currently building a home on the property so the “abandoned lot” issue should not bother us again
11. **Landscaping** – The landscaping improvement day was a major success (thanks again to the Christels and the Michels for all their help – it was very, very much appreciated and reminded all of us on the board why we love our community enough to donate our time and talents to make it the best it can be – long story short, our POA members are the best.) ☺
12. **Maintenance Issues** – Several housekeeping issues were discovered during the overhaul of the Bell Tower area and main entrance and several local companies have been hired to do the necessary maintenance (our sprinkler systems at both the Bell Tower and main entrance were not functioning properly and repairs were necessary to get the system back in working order, plus we discovered that our lights at the Bell Tower were not functioning properly (only about half of our installed lighting was actually turning on at night) and we have called an electrician to come correct the problem (and to provide us with a quote for upgrading our lights at our main entrance as well since several members have stated that they feel that the current lighting arrangement could use improvement) – Also discovered during our landscaping day is that our fence needs some touchups around the bottom of the fence (where our mowing crews' weed-whackers have stripped off the paint) so Angela has borrowed her father's commercial-grade paint sprayer so we can try to touch up the fence a.s.a.p.
13. **Insurance Quote:** Quotes were obtained from Myers Reynolds on August 11<sup>th</sup> and the board is presently reviewing them to make sure that they provide us with the best possible combination of price and protection so that all our members will sleep easier at night knowing that their dues not only beautify the neighborhood but also protect us all from having to worry about property damage or personal injury lawsuits that could be filed by visitors to our common areas
14. **Neighborhood Watch:** Scott reports that the Watch Packet is on order and should arrive soon.

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