

Honey Creek -POA Monthly Board Meeting
Held: 3/28/06 at 7:00PM at Bailey Ranch Elementary

<u>Members Present:</u>	<u>Members Absent:</u>
Angela, Dean, Joey, Megan,	Dody, Todd, Wes
Mike (Our Consultant), Scott,	
Dennis, Lee & Nancy (HC-2 homeowners)	

Items Discussed

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

- 55 final reminder notice letters were mailed out to HC 1 residents that have not yet paid their dues
- Final reminders will be mailed April 5th or 6th and will fully disclose all applicable lien filing fees

Architectural Design Committee:

- Dean mentioned that he still needs a formal application for the dollhouse
- A home in Honey Creek II with numerous covenant violations (barking dogs, multiple vehicles parked along the street, oil leaks, etc.) was discussed – the situation was addressed at length and it was suggested that calls be made to the City Code Enforcement Officer (Ted McCord at 376-1500) and our developer's agent (Lexie Johnson at 260-7999) b/c our POA is unable to directly intervene in HC 2 affairs until later this Spring
- The mailbox situations was discussed as a group (the three that need to be replaced as well as the one on the main street that needs to be repaired/replaced) and Dean and Joey decided to get together later in the month to discuss how the POA could get these issues resolved before the next Board Meeting

Maintenance Committee:

- Tom is going to order chemicals for our ponds that would help with the algae issues
- Joey mentioned that our neighborhood sprinkler system would be reinitialized on April 22nd

Update on special projects:

- After a lengthy (and spirited) discussion it was decided that it might be more practical to simply invite our members to vote with paper ballots than to try to hold an extra all-members meeting (as we tend to have trouble getting sufficient participation at meetings due to our member's busy schedules)
- That being said, it was decided that it would be best to write out a short project presentation for each of the proposed projects and then mail out a voting form to all our Honey Creek I members – tentative mailing timeframe is April 10th with responses requested by April 28th
- It was decided to mail voting forms to all HC1 members and to simply note on the form that according to our covenants only votes cast by members in good standing (i.e. those that have paid their portion of the community expenses) can actually be counted as valid votes (HC 2 members you will be invited to vote as well as soon as you are able to become members in good standing - which we sincerely hope will be any day now)

- Once the votes have been counted we will announce the results of the vote (and notify everyone that we will including the most preferred projects in the operating budget that we present at our annual meeting in June)
- The projects that will be presented are as follows : ☺
 - A) Landscaping for the islands (Wes)
 - B) Upgrade lighting at the front entrance (Joey)
 - C) Upgrade lighting at the Bell Tower (Joey)
 - D) Aerators, benches, and trees for around the ponds (Tom)
 - E) Taking possession of the 96th Street Entrance from Coventry Gardens (Scott)

Transition issues:

- Megan reported that she is still trying to find out all the details on the upcoming transition from our developer (Battle Creek Land Development) – details will be published to the web site as soon as they become available.

Website issues:

- Traffic continues at a steady pace and member feedback continues to be incorporated. ☺
(For those counting, our March traffic count was 606 page loads, 120 unique visitors and 60 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@tulsaconnect.com