

WOODCREEK HOMEOWNER'S ASSOCIATION, INC.

General Meeting Minutes for October 12, 2004

October 26, 2004

1. The meeting was opened up by the president at 7:35 pm.
2. The following members of the Board of Directors were present:

President – David Gregg
Vice-President – Nancy Campbell
Secretary-Treasurer – Dave Bergman
Member-at-Large – Lauren Illston
Member-at-Large – Joe Thompson

3. The 82 lots represented are listed on the last page.
4. The Secretary-Treasurer read the minutes from the July 13, 2004 meeting. The minutes were moved, seconded, and accepted into the record. He reported a September 30, 2004 funds balance of \$9,701.49. Also, he reported on the status of collecting this year's homeowners' dues. As of the meeting, there were still five liens outstanding for 2004 dues, three liens for 2003 dues, and two liens for 2002 dues. There were an additional seven lots still owing 2004 late fees.

5. OLD BUSINESS:

a. No action was taken regarding an irrigation system for the trees along 12 Ave SE. (OPEN)

b. No action was taken on the recommendations provided by last year's Architectural Control Committee (ACC). The Board must still seek legal advice before going any further with the ACC's recommendations. (OPEN)

c. The President discussed the Parks and Recreations (P&R) to put in cement sidewalks for the walking paths along the creek during the winter. He also mentioned the P&R would like to meet with the neighborhood to discuss future plans. (OPEN)

d. The association's directors and officers policy is effective today. (CLOSED)

e. The Secretary-Treasurer submitted additional justification to the IRS in support of federal non-profit tax status and is still awaiting a ruling. (OPEN)

f. The association participated in Norman Night Out on Tuesday, August 3rd, 2004. (CLOSED)

g. Regarding the special votes to increase the annual dues and authorize a change to non-profit status in association's corporate charter, the Secretary-Treasurer

announced there were only 82 lots representing, falling short of the required quorum of 135 lots (60 percent of 225 lots). As a contingency, the Board previously scheduled Monday, November 1, 2004 as the date of the follow-up meeting where a quorum will be met with 41 lots (50 percent of the number represented at this meeting). (OPEN)

(1) While a vote couldn't be held concerning the non-profit change to our corporate charter, the Secretary-Treasurer addressed questions. For an unknown reason, the association was established as a regular, for-profit corporation in 1993 whereas nearly every OK homeowner's association is chartered as a non-profit organization. A change in the status is expected to save money on future taxes and insurance rates.

(2) While a vote couldn't be held concerning the proposed increase to our annual dues, the association's officers opened the floor for discussion. Spirited discussions ensued concerning the need for a dues increase to shutting down the association. Most of the dues increase is needed to support continued improvements to the commonly owned areas. As mentioned in the meeting, each January the Board solicits quotes for most of our contracts if needed. If the dues increase fails to pass, the Secretary-Treasurer will eliminate proposed programs (i.e. legal services, annual improvements, capital reserve, etc.).

6. NEW BUSINESS:

a. The President addressed the recent attention brought on by party houses. The city has held two city-wide meetings and local news reporters have begun to pick up the story. The city stresses this is a community issue and requires all parties (city officials, OU representatives, homeowners, students) to work together. The city is looking into various enforcement methods. The police department requests if you have trouble with parties and/or parking problems to please call and file a complaint. However, if you do call and don't sign a complaint then there is very little they can do about the situation. (CLOSED)

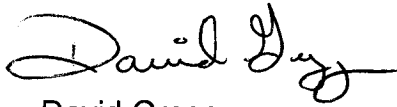
b. The President reminded everyone the clubhouse is free to use to lot owners in good standing. A \$150 deposit is required to protect against damages. If you need to rent the clubhouse, please call him at 329-2833. (CLOSED)

7. The meeting adjourned at approximately 9:15 pm. The next meeting will be on Monday, November 1, 2004 @ 7:30 pm in the clubhouse.



David R. Bergman
Secretary-Treasurer
Woodcreek Homeowner's Association, Inc.

Approved/Disapproved.



David Gregg
President
Woodcreek Homeowner's Association, Inc.

Lots Represented at General Meeting – October 12, 2004

1600 Briarcreek	1813 Concord Pl	1217 Sumac Dr (P)
1601 Briarcreek	1816 Concord Pl	1221 Sumac Dr
1609 Briarcreek	1820 Concord Pl	1229 Sumac Dr (P)
1617 Briarcreek	1821 Creekside Dr	1604 Sumac Dr (P)
1624 Briarcreek	1849 Creekside Dr	1608 Sumac Dr (P)
1704 Briarcreek (P)	1624 Creekside Ln	1609 Sumac Dr
1713 Briarcreek	1625 Creekside Ln	1612 Sumac Dr (P)
1716 Briarcreek	1600 Hazelwood Dr	1617 Sumac Dr (P)
1717 Briarcreek (P)	1609 Hazelwood Dr	1624 Sumac Dr
1721 Briarcreek (P)	1612 Hazelwood Dr	1700 Sumac Dr (P)
1724 Briarcreek	1613 Hazelwood Dr	1709 Sumac Dr
1336 Concord Ct (P)	1617 Hazelwood Dr (P)	1712 Sumac Dr (P)
1338 Concord Ct (P)	1701 Hazelwood Dr	1716 Sumac Dr (P)
1609 Concord Dr (P)	1705 Hazelwood Dr	1720 Sumac Dr
1617 Concord Dr (P)	1708 Hazelwood Dr	1721 Sumac Dr
1700 Concord Dr (P)	1716 Hazelwood Dr (P)	1725 Sumac Dr (P)
1701 Concord Dr (P)	1720 Hazelwood Dr (P)	1204 Teakwood Dr (P)
1705 Concord Dr	1716 Parkridge Dr (P)	1220 Teakwood Dr
1715 Concord Dr (P)	1809 Parkridge Dr (P)	1304 Teakwood Dr
1718 Concord Dr (P)	1812 Parkridge Dr (P)	1312 Teakwood Dr
1719 Concord Dr (P)	1816 Parkridge Dr (P)	1617 Woodcreek Ct
1727 Concord Dr (P)	1824 Parkridge Dr (P)	1621 Woodcreek Ct
1731 Concord Dr (P)	1833 Parkridge Dr	1628 Woodcreek Ct (P)
1735 Concord Dr (P)	1837 Parkridge Dr	1324 Woodcreek Dr (P)
1739 Concord Dr	1841 Parkridge Dr (P)	1328 Woodcreek Dr
1804 Concord Pl	1845 Parkridge Dr	1404 Woodcreek Dr (P)
1808 Concord Pl	1848 Parkridge Dr	1408 Woodcreek Dr
1809 Concord Pl (P)		

(P) - Representation by Proxy