

WOODCREEK HOMEOWNER'S ASSOCIATION, INC.  
General Meeting - July 17, 2007

1. Members signed in. Meeting began at 7:30.
2. Minutes of the April 17, 2007 meeting were read and approved as written.
3. President went over the Financial Statement, noting that we still have 23 people who are outstanding on their dues. Besides the balance shown on the statement, the HOA has \$15,000 in savings. Increased costs this year are from the sprinklers breaking in the clubhouse, landscaping in the speed table and the costs of the CPA firm.
4. OLD BUSINESS
  - a. The president and secretary have met with the lawyer who is going over the proposed changes to the covenant that are being considered. Plans are for having a vote on those changes at the October meeting. Dave Berglan reminded the Board that changing the covenant may require changing the by-laws. (OPEN)
  - b. The traffic circle has been planted and does have a sprinkler system. (CLOSED)
  - c. The city has filled in the sink holes in the greenbelt south of Concord and have filled in the fence holes that were left when the fences had to be changed for the two homes on the SE corner of Teakwood and Concord Dr. The city has mowed that area only once since the fences were moved and it does not to be done again. Larry Campbell has been in touch with the Parks Department on getting this done. (OPEN)
  - d. Rhonda Van Sickle reported on the garage sale. It seemed to go over well; there was more traffic than last year. Norman is going to be having a city-wide garage sale later in the summer and they will not charge for a permit. Rhonda says that next year, she plans on having our sale at the time of the city-wide sale so people will not have to pay for a permit.
  - e. Madge Chissoe reported on the costs for having a pool. Up-front costs would be: \$25,000 for a 16x32' pool with 4' of deck (Black Gold Pools), plus \$14,000 for other costs - pool equipment and signs, \$1,000; outdoor furniture, \$2,000; security system, \$4,000; key card system, \$3,000; lighting, \$4,000. This would be a one-time assessment of approximately \$155 per lot. Yearly costs would be - \$4,000 for increased insurance; chemicals and vacuuming and maintenance costs approximately \$1,200. There would also be increased costs for the utilities (water and electricity) involved with the pool. Those costs are not known at this time. Madge is still checking on this. This puts the increase of dues at approximately \$20 per year (without utility costs) per lot. It is felt that this is not a cost that members want to have to pay. (OPEN)

- f. Rhonda Van Sickle reported on plans for National Night Out on 8/7/ 2007 which will be held at the clubhouse from 6:30 to 9:00 pm. There will be fingerpainting of children as has been done in the past. Refreshments will be ice cream, fruit. She is hoping to have a fire truck, with a fire captain here. Also looking at having representatives from the sheriff and police departments. She is working with Jennifer Newell, Community Relations Officer with the Norman Police Department. She is checking on having an inflatable for the children. They range from \$90 to \$600, and she is planning on having one for \$90. (OPEN)
  - g. The president reported that the development south of Woodcreek and Oakhurst additions, north of Imhoff and East of the trailer park has been postponed. He talked to Bob Thompson our city councilman about it this week. There are 33 acres involved. Bob said that the 10 acres south of our creek will be left as a greenbelt. There will be no access into our area from this area whenever it is developed. The southernmost area north of Imhoff is planned for 700-900 sq. ft. cottages (no townhouses or duplexes) and the rest of the area will continue to be zoned R-1. (CLOSED)
  - h. The report on the houses on the east side of Teakwood that were put into a floodplain area by FEMA had to be postponed. Joey Webb, vice-president, was going to talk to the city about this and report, but was out of town on business and could not be at the meeting. (OPEN)
5. NEW BUSINESS
- a. Projects being considered for 2008 if money is available. President Joe Thompson will get estimates on the costs of replacing fences on SE 12<sup>th</sup>, south of Woodcreek Drive by the next meeting. The homeowners involved would get notices well before the fences would be replaced letting them know how much their cost would be. (HOA pays 50% and the homeowner pays 50%) The fences north of Woodcreek Dr on SE 12<sup>th</sup> are still alright, but are beginning to show signs of wear. We are looking at putting up cedar fences which should last 25 years. Other projects being considered for 2008 are putting in a sprinkler system for the clubhouse and new landscaping for the clubhouse. (OPEN)
  - b. Concerns from members were as follows.
    - 1) How often the grass in the common areas was cut. The president explained that this had been a constant problem this year and there had been many e-mails between him and our service over the problems.
    - 2) Question was raised by a homeowner as to who was responsible when development of houses behind another home led to drainage issues. She was encouraged to talk to the city planner because this was a major issue with other developments in the city and the issue was still being discussed. She was also encouraged to get in touch with Bob Thompson our city councilman.

- 3) Lights that shine on the Woodcreek sign on the south side of Woodcreek are very dim.
- 4) Concerns re: the number of apartments on the east side of town and they don't have a vested interest in the city because they are temporary residents in the city many times and we need to be politically involved to keep the east side an attractive place to live.
- 5) Question was raised as to the number of cars that can be with one house. What is the correct way to park on a cul-de-sac (told by the city that it is to park facing in to the curb and not against the curb as it is on straight curbs). Concerns were raised regarding the number of cars with rental properties. (OPEN)

Respectfully submitted,

Madge Chissoe, Secretary  
Woodcreek HOA

Approved / Disapproved

Joe Thompson, President  
Woodcreek HOA

Lots represented at meeting:

1743 Concord Drive	1809 Concord Place	1849 Creekside Drive
1604 Hazelwood Drive	1700 Hazelwood Drive	1832 Parkridge Drive
1209 Sumac Drive	1213 Sumac Drive	1609 Sumac Drive
1316 Teakwood Drive		