

Twin Creeks Villas HOA Board of Directors Meeting

January 22, 2024, 3:30 pm at Marilyn Miller's Home

Call To Order:

The meeting was called to order by Kevin Johnson, President. A Quorum was present. The minutes of the November 6, 2023 meeting were approved by board members. Ron Williams approved and Jerry Messner seconded.

Treasurers Report: Ron Williams presented the financial report. We will have cash reserves for 2024. The TCV Board will begin building the 2024 budget over the next month. Many of our monthly expenses have been affected by rising costs (inflation). Landmark will not increase price for service in 2024.

Nominating Committee: All current board members agreed to serve for 2024, officers will continue in their same capacity as 2023. Board to review possible board members that would like to serve for 2025 year.

Architectural Committee: Committee Chair

Streets: Kevin Johnson, Chair, Street Maintenance will be evaluated in the Spring and cracks that are found will be treated.

Fence: Fence installation is complete. A fire lock has been placed on the break through gate on the west side of neighborhood.

Architectural Form: Reminder will be sent out this Spring.

Social Committee:

Entryway, Seasonal Flowers and Shrubs: The beds in front of the gates will be cleaned and mulched. There will not be any flowers added for the winter. The sprinkler system continues to be monitored.

Entry Gate: The Entry Gate will be painted in the Spring. The Security Gate and linkage have been secured and are working.

New Business: The street light on the North East corner of 96th East Place has been reported as not working and PSO has been contacted.

Adjourn: Motion to adjourn by Ron Williams and seconded by Marilyn Miller at 4:00 p.m.

Respectfully submitted Judy Long, Secretary, Twin Creeks Board of Directors