

**TWIN CREEKS VILLAS HOMEOWNERS ASSOCIATION
ANNUAL MEETING – 6:30 P.M. -JANUARY 9, 2023
EVERGREEN BAPTIST CHURCH**

Call To Order:

President Darlene Demuth called the meeting to order at 6:30 p.m. The secretary established that there was a Quorum Present. The President then called for a review of the minutes of the previous annual meeting. Jan Rusher made a motion to accept the minutes as published on the TCV website, seconded by Dave Demuth. Motion Carried.

Nominating Committee Report:

Present directors: Kevin Johnson, Marilyn Miller, Ron Williams, Jerry Messner, Tim Parker, Judy Long remain on the board. Darlene Demuth is going off the board. Added new member is Cindy McCann. Motion to accept new board member by Jan Rusher and seconded by J.B. Barrett.

Treasurer's Report:

Darlene Demuth gave the Treasurer's Report for Ron Williams, copies attached. A motion was made by Barbara Barrett and seconded by Betty Wadley to accept the Treasure's Report to be filed for audit.

Architectural Committee Report:

Streets – Maintenance on streets and gutters has been on going to repair cracks . The street maintenance is one of our major expenses. During the winter season, we will use a snow removal company if snow covers curbs.

Roofs – Vendors are not able to get the Timberline roof color that was standard in our addition. The color that is close to the original color is alright to use.

Fence - We have received several bids to replace the perimeter fence. We propose to replace with metal posts and cedar planks. The board will address replacing the fence and the cost that will occur. Suggestions will be given to homeowners on ways we can pay for the perimeter fence.

Gate - Gate software has been experiencing difficulties causing intermittent on and off responses to gate entry. The association is being charged each time the gate phone is called. To help minimize this charge, we can give out our code to workmen. To give a different code to workman, work with Mike Bennett. The gate will be open during high winds or weather that impedes its performance.

Lawn – We are still using Landmark Lawn Service. We are on the second year of a Contract with negotiated locked in price The fee for front yards will remain the same, however, the fee for back yards will increase to \$16.00. Landmark will replace sprinkler heads and down spouts when they are broken by weed whackers. If Landmark misses a week of mowing they will come back on Saturday or Sunday. Landmark has been mowing lawns 3 inches high and seems to be advantageous to lawns.

Seasonal Flowers – One tree has been replaced and seasonal flowers added.

New Business: Gift Cards to Reasors were given to: John Sanders, our Trash Collector for \$265.00 and \$90.00 to the 3 shifts of Bixby Firemen.

The Architectural Committee Approval Request form on the TCV website is available if changes to homes and yards are needed.

Residents are encouraged to explore the TCV website. Contact Mike Bennett for changes to the website.

Adjourn:

Jan Rusher motioned to adjourn, seconded by Tim Parker. Motion Passed. Meeting adjourned at 7:30 p.m.

Respectfully Submitted Judy Long
TCV Board of Directors