

## **Twin Creeks Villas HOA Board of Directors Meeting**

**April 4, 2022, 4:30 pm at Darlene Demuth's Home**

### **Call To Order:**

The meeting was called to order by President Darlene Demuth. All board members attended and a Quorum was present. The minutes of the Organizational Meeting on January 24, 2022 were approved by motion made by Ron Williams and seconded by Marilyn Miller.

### **Treasurers Report:**

- Ron Williams presented the financial reports, copies attached. The TCV budget should be adequate even with high inflation. Motion to approve the reports to be filed for audit as presented by Jerry Messner and seconded by Darlene Demuth.
- Ron contacted LandMark to address missed mowing days. If two Friday mowings in a row are missed, they will mow on Saturday of second week.
- Monitor sprinkler system for water use during rainy season.

### **Committee Reports:**

**Architectural:** Kevin Johnson Chair, Some trees have been taken out and some replaced in residences. Completion of Architectural Form for changes to homes and yards.

**Streets:** Kevin Johnson, Chair, Possible street tarring in the summer

**Fence:** Ron Williams, Chair, Replacement of fences will be deferred because high cost of materials.

**Gates:** Jerry Messner and Ron Williams will address the issue of the gates slow to open in windy days and cold weather. They will investigate possible gate motor repair or replacement.

-Scrape on gate opening has been repaired.

-Investigation of exposed wires under gate conduit.

### **Entryway, Seasonal Flowers and Shrubs:**

-Jerry Messner, Chair, and Marilyn Miller to get proposal for spring and fall plantings. Vendor has been contacted and meeting setup for next week.

-Jerry Messner presented a zone sprinkler system check list for the division. Some trees impeding sprinkler system on East side may need to be trimmed.

### **Social Committee:**

A block party is planned for May in the South East corner of division. Marilyn Miller, Chair, Georgia Rush, Cindy McCann, and Betty Wadley will host.

**New Business**

- Welcome packet to new neighbors.
- Reminder letter and Architectural Form to be sent to all TCV residents.

**Adjourn:**

Motion to adjourn by Marilyn Miller and seconded by Tim Parker.

Respectfully submitted,  
Judy Long, Secretary  
TCV Board of Directors