

Twin Creeks Villas HOA Board of Directors Meeting

November 6, 2023, 3:00 pm at Marilyn Miller's Home

Call To Order:

The meeting was called to order by Kevin Johnson. A Quorum was present. The minutes of the September 26, 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 no 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). The board may have to consider a dues increase for the coming year to have funds necessary to meet our obligations. Landmark will not increase price for service in 2024.

Architectural Committee: Committee Chair

Streets: Kevin Johnson, Chair, Street Maintenance will be evaluated in the Spring.

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

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.

Entry Gate:

The Entry Gate will be painted in the Spring. The operator mechanism in the security gate needs maintenance; vendor will provide labor and parts.

Nominating Committee: Reviewing current board members that would like to serve for 2024 year.

New Business:

-Proposed rezoning of property at the North West corner of 121st and South Mingo Road.

Surveying land has started. Weeds and grass have been mowed.

-The TCV Annual Homeowners meeting will be on January 8, 2024 at Evergreen Church, 6:30 p.m.

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