

TWIN CREEKS VILLAS OWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 18, 2011

The meeting was called to order by President Jim Colgan at 6:30 PM in the Pecan Room at the Hardesty Library. There were 31 owners present representing 20 homes. The minutes of the 2010 meeting were read and approved.

Treasurer Bill Gagle gave the financial report for 2010 with the expenses and income being on budget for the year. He does not expect any undue increase in expenses for the current year with Landmark keeping their contract for mowing the same and recommended that the annual dues remain the same for 2011. Our reserves for the future expenses, such as street, curb and fence repair increased by \$2,135.78 leaving our account with a balance of \$18,823.23. The Board feels that this is a adequate balance for the present time.

President Colgan stated that the owners that back up to the perimeter fence can repair their own fences as long as the fence meets the restrictions for the neighborhood.

Some of the projects that were completed during the past year include the installation of the Alert Neighbors sign on the post by Mingo, the painting of the sign on the front wall, repair and painting of the pedestrian gate, painting of the control boxes and spot painting of the gates. Also several curbs were repaired. The Board also looked into sealing the streets, but upon further investigation decided that it was not necessary at this time. The Board also got several bids for changing the wood fence along Mingo to a brick and stone fence. The current fence has the necessary footings to support a new fence. However after getting the bids (\$68,000.00 to \$72,000.00) it was decided that it was not economically feasible to change out the wood for brick and stone. The Board will look at cleaning and sealing the current fence in the spring time.

Mr. Bill Gagle has resigned from the Board and Mr. Colgan thanked him for his 5 years of service as treasurer and keeper of the gate.

The new Board was elected as presented with no nominations from the floor. The new Board is:

Michael Bennett
George Grisaffe
Larry Johnson
Bill Rush
Jim Colgan
Ron Wadley
Kevin Johnson
Dave Miller

Mr. Colgan thanked Mrs. Karen Gagle for her help in the spring and fall plantings at the front entrance. Also, special thanks were given for the great job that Mike and Laurie Bennett did on the Christmas decorations. They have also volunteered to store all of the lights and put them up next year. This saved the HOA a great deal of expense and the gate looked considerably better. Also, Tim and Gloria Hendricks let us use their electrical outlet for the lights on the North side of the entry. It is encouraging to see participation by the owners in wanting our neighborhood looking good and being somewhere we can all be proud to say that we live.

Mr. Colgan reminded everyone that any improvements to our properties must have Architectural Committee approval if it is on the exterior of the property, especially if the changes affects the neighbor. Mr. Colgan also encouraged the owners to call their trash service if there is spillage on the streets from the trucks.

Mr. Wood brought up the gate being left open by owners that put a sock over the electric eye and then do not remove it after their function. He has had to go out and remove the sock several times after dark so

that our neighborhood is secure. It was suggested that we lock the pedestrian gate with some kind of lock that has a code that would be available to our owners, but not to the people that come from the neighborhood across the street. He has noticed several people coming into our area early in the mornings to walk their dogs. Also, this leaves our area open to anyone that wants to come in, whether their intentions are innocent or not. The new Board will look into this problem.

The meeting adjourned followed by drawings for door prizes, coffee and cookies. Thanks again to the Rushers, the Bennetts, MidFirst Bank, and the Colgans for the refreshments and door prizes.

Ron Wadley, Secretary to the Board