

**TWIN CREEKS VILLAS HOMEOWNERS ASSOCIATION
ANNUAL MEETING – 6:30 P.M. – January 8, 2024
EVERGREEN BAPTIST CHURCH**

CALL TO ORDER:

President, Kevin Johnson, called the meeting to order at 6:30 p.m. It was established there was a Quorum present. The President then called for a review of the minutes of the previous annual meeting. Darlene Demuth made a motion to accept the minutes as published on our TCV Website, Jan Rusher seconded and the Motion Carried.

NOMINATING COMMITTEE REPORT:

Present Directors: Kevin Johnson, Marilyn Miller, Tim Parker, Ron Williams and Gerry Messner. Directors absent, Judy Long and Cindy McCann Director Cindy McCann has elected not to serve on the 2024 board, therefore, the Board will have six members for the this year. Motion to accept new board members made by Dave Demuth, seconded by Dave Miller and the Motion Carried.

TREASURER’S REPORT:

Ron Williams gave the Treasurer’s report (copy attached). Motion was made by Darlene Demuth to accept the Treasurer’s Report and file it for audit, seconded by Jan Rusher, the Motion Carried. Ron also discussed the annual dues increase to \$1,250. The primary reason for the increase is inflation and maintenance of common areas .i.e. gate, water lighting etc.

COMMITTEE REPORTS:

ARCHITECTURAL: Reminder to fill out the Architectural Committee Form, found on our Website before making any changes that can be viewed from the street or could affect drainage or create issues for your neighbors as painting, new roof, landscaping etc.

We will continue with our Landmark Lawn Service for the coming year and they have agreed not to change the pricing paid by the HOA.

STREETS: We don’t anticipate any major expense, but will have the cracks sealed and repaired in the spring in order to prolong the life of the streets.

ENTRY: The Board will be looking at ways to improve the Christmas lighting next year. We have advised the lighting company that we will store them ourselves and will not be renewing our agreement with them as it now stands.

NEW BUSINESS:

We encourage all residents to explore our Website and if you have any changes to make to information on the site, contact Michael Bennett to change.

ADJOURN:

Gwen Walls made motion to adjourn, seconded by Jan Rusher. Motion passed, meeting adjourned at 7:15 p.m.

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