TWIN CREEKS VILLAS BOARD OF DIRECTORS MEETING

December 13, 2016

CALL TO ORDER – President, David Miller called the meeting to order at 6 p.m. at the Miller home.

 Members present: David Miller, Jim Colgan, Kevin Johnson, Gil Nickles, Larry Johnson, Bill Rush, Holly Minter, Jan Rusher.

MINUTES – Jim Colgan moved, Larry Johnson seconded a motion to approve the October 4, 2016 BoD minutes. MOTION PASSED.

TREASURER’S REPORT – Bill Rush, treasurer, distributed Balance Sheet As of December 13, 2016; P & L YTD Comparison December 1 – 13, 2016; P & L Budget Overview January through December 2017. (documents attached to minutes)

Treasurer Rush proposed the budget overview be approved for 2017, making note there will be no reserve funds this year, but an approximate $500 carry over from 2016 to 2017. He further recommended the Annual Dues for Twin Creeks Villas Homeowners Association for 2017 remain the same as 2016, $1,000 per household. Gil Nickles moved, Jim Colgan seconded a motion to approve the recommendations. MOTION PASSED.

COMMITTEE REPORTS

 Nominating Committee – Jim Colgan, Chairman reporting, Kevin Johnson and Jan Rusher committee members proposing the following ballot for election of 2017 directors at the Annual Meeting: J.B. Barrett, Carolyn Fuchs, Bill Gagle, Kevin Johnson, David Miller, Gil Nickles, Bill Rush. Nominating Committee Report attached to these minutes. Larry Johnson moved, Bill Rush seconded a motion to accept the ballot as presented for voting at the Annual Meeting. MOTION PASSED.

 Architectural Committee – no report

 Trees – David Miller reported on the removal of the sycamore tree along Mingo by L & K Tree Service for the total cost of $1,700 which included stump grinding. Further discussion regarding two trees on the north side of the gate along the Mingo easement included removal of those trees for the cost of $950 by L & T. Bill Rush moved, Larry Johnson seconded a motion to remove both trees for $950 work to be done by L & T. MOTION PASSED. (6 YES, 1 NO)

 Landmark, Lawn America, Streets/curbs/gutters/other common property – Kevin Johnson reported that Landmark had completed work for 2016, Lawn America recently applied the 7th application of weed/fertilizer for 2016, Brashears Seal Coating had been on property filling street cracks with tar.

 Fence & Pedestrian Gate – David Miller led discussion regarding concern for fence repair/replacement in the future. The new pedestrian gate has been praised and appreciated by residents.

 Gate – David Miller led discussion regarding concern for aging motor on the gate and the eventual repair or replacement. Gil Nickles, Kevin Johnson and David Miller volunteered to research replacement and/or repair costs. Holly Minter expressed concern for the operation of the call box and coordination of the gate open/close requests.

 Website – Michael Bennett maintains the neighborhood website where all minutes and other information can be found. Recently by request, Michael added a copy of the TCV By-laws to the website.

 Welcoming Committee – Jan Rusher, Marilyn Miller, Linda Pat Colgan, Georgia Rush will continue to coordinate welcoming to new residents. The corner home on 96th E. Pl. has sold. A welcome coffee will be planned and new owners will be advised and invited to attend the TCV Annual Meeting.

 Seasonal Holiday Decorations – Jim Colgan reported success with the replacement of LED bulbs working without need for replacement this year.

OLD BUSINESS – none

NEW BUSINESS – none

ANNOUNCEMENTS/OTHER – The Annual Meeting of the Twin Creeks Homeowners Association will be held on Monday, January 9, 2017, 6 – 8:30 p.m. at the Hardesty Library, Frossard Auditorium. The meeting will be called to order promptly at 6:30 p.m. Email will be sent to homeowners advising of meeting and annual dues.

ADJOURN – The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Janice Rusher, Secretary for the TCV BoD