



TWIN LAKES OWNERS' ASSOCIATION

**2019 Annual Membership Meeting**

November 21, 2019

**Meeting Minutes (V. 1 Draft Unapproved)**

Call to Order at 7:12

**NOTE:** insufficient members present for quorum. 2018 Minutes could not be officially approved and latest Board members could not be officially confirmed.

**Welcome by Patrick Moctezuma, President:**

He also introduced all of the current board members.

**President's Report given by Patrick Moctezuma:**

Patrick reported on all the progress of ongoing projects and improvements. He highlighted the slip line and repair of Dam #3 and the carnation Culvert, two of the larger projects completed in 2019. He also notified the members of the upcoming increase to member dues of \$25 per quarter to \$150 per quarter.

**Treasurer's Report given by Sue Lance:**      Operations Fund - \$44,550.91  
Reserve Fund – \$6532.67

**Manager's Report given by Paige Stough with APMS:**

With inspections being done monthly, letters to homeowners regarding violations and fees impounded, the violations have reduced significantly. Paige noted that only \$15,888 remained in delinquencies.

**Road Committee Report given by Chad Denby:**

This was an extensive report as to conditions of roads. Chad addressed our total road area and how many have been completed. He specifically mentioned that Twin Lakes has over 80 culverts, most of which are at the end of their 25-30 year life and need to be replaced. Of those, 15 severely damaged culverts and areas were identified for replacement, of which all 15 were able to be addressed in 2019. Other road work included 15 potholes filled, 4 patches of road replaced, 3 plowing sessions, 2 new roadside ditches, 3 stop signs were installed, 2 community trimmings, 2 community trash pickups, 2 culvert inspections and cleanings, and 6 mowing sessions. Chad noted that his future plans include the addition of new bus stop signage.

**Rules and Bylaws Committee Report given by Jane Garton:**

Great news – the overall violations were down in 2019. In the future we will be going down to 1 letter for violations as opposed to 3. Residents will have the chance to appeal any notices at the following monthly board meeting, which occur on the 3<sup>rd</sup> Thursday of every month. A new rule is being introduced to counter severe mold buildup on the outside of homes. Speeding remains

a large concern of residents and a target for improvement. No new Bylaws are planned at this time.

**Lakes and Dams Committee Report given by Peggy Keens:**

Dam 2 improvements and fixes remain underway. Lake #3 is now open. We expect beavers to be an issue again, but we have someone to take care of that. A new boat ramp was installed on lake #2. Emergency action plans for the lakes have been drafted and a table top exercise will be held in December to demonstrate to State officials our preparedness for any natural disasters such as tornados or other large storms. Unfortunately, gates to the dams were destroyed so new metal gates had to be installed.

Patrick noted vandalism costs our community. Lake #3 is being treated as a party area. One person took a joyride on the earthen dam. State laws are stringent for earthen dams and that joyride cost \$3,500 to repair. Another \$4,000 was used to replace a gate that was torn down for lake access. Total vandalism costs exceeded \$12,000 in 2019. On a positive note, Patrick then noted that Lake #2 is nearly complete, possible only a few days from completion. That work has been ongoing for the past 11 months. Fish will be returned to the lakes in steps with game fish possibly returning next fall. Entrances to the lakes will be visibly improved. A new map will be included in the winter newsletter.

**Special Projects Committee Report given by Patrick Moctezuma:**

Twin Lakes is currently seeking someone to take over the special projects Committee. Committee members are welcome as well if you don't want the responsibility of leading it. A lake opening celebration is planned for this spring. One new plan for special projects is to create a 'welcome packet' for all new residents.

**Communications Committee Report given by Patrick Moctezuma:**

Chad has completely redone the Twin Lakes website. Anyone may contribute to our newsletters, and residents may advertise in our newsletter for as little as \$20 for a quarter page advertisement.

Lieutenant Freid, one of our community members, discussed how he and his officers have helped improve Twin Lakes safety. Currently 5 members of our community are employed with the Green County Sheriff's office. The office conducted 462 extra patrols of twin lakes, which does not include incidental patrols which includes drives through to or from work, or drives through to respond to other issues. Altogether patrols of twin lakes exceeded 2,000 per year.

Adjourned at 9:45 pm