



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801

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Board of Directors Meeting Minutes

April 16, 2020

v.3

NOTICE: This meeting was held virtually using Zoom due to the corona-virus pandemic. A period of public comment was allowed beforehand by publishing and distributing the meeting agenda earlier in the week.

PRESENT VIA ZOOM: Patrick Moctezuma, Chad Denby, Sue Lance, Peggy Keens, James Hayslett, Jane Garton and Paige Stough from APMS

CALL TO ORDER: 7:11

PUBLIC COMMENTS: no comments received

APPROVAL OF FEBRUARY 2020 MINUTES: Passed by e-mail on 4/13/2020

FINANCE COMMITTEE:

Treasurer's Report:

Operating Account Balance:	\$36,442.69
Reserve Account Balance:	\$10,286.68
Petty Cash:	\$ 2,000.00

The following was passed by the Board prior to the meeting via email vote:

- We will be stopping contributions from Operating account to the Reserve Fund.
- All expenses will be paid from the Operating account
- All payments will be made through the Treasurer.

Financial reports were reviewed for March. It was noted that we have a total of \$21,309.00 of fixed expenses monthly. \$5K is currently being paid to Mundie monthly to get our bill paid for road expenses. Mundie was accidentally paid \$10K in April, due to an error by APMS - it was decided to let the payment stand, as Mundie is being engaged for more work in the near term.

It was decided that the HOA will cease legal actions and late fees normally occurring at the end of the first quarter of 2020 (March 31st) due to the effects of the Corona Virus on our

homeowners-. Motion made by Jane and seconded by Sue, unanimous vote by all. This policy will be reviewed at the end of the second quarter.

Delinquent accounts offer: In order to reduce the amount of delinquent accounts the board would like to be flexible as we can and work with the community, therefore we will forgive all late and legal fees if delinquent accounts are paid within the next 90 days. Assessments and violations charges are not affected by this offer, which will be publicized in the newsletter. Motion made by Sue, seconded by Peggy, unanimous vote by all.

ROADS COMMITTEE:

Projects:

- Spring pothole filling. Plans are nearly complete and work should be done early May.
- East Daffodil culvert outlet repair. New concrete retaining wall should be done in early May.
- Carnation Road culvert area patch paving. Should be done late April or early May.
- Geranium Road double culvert repair. Working on getting estimate on proper fix and any short term options that can hold us over.

LAKES AND DAMS COMMITTEE:

Lake 2:

It has been voted on by e-mail votes from the Board to void the January vote to reduce the riser tower height by 6 inches. This came about due to an engineering survey provided by a lakeside homeowner (Joel Watkins) showing that the riser tower elevation was 10.4 inches higher than the specified and state approved elevation of 505.2 ft.

After much effort, Brock Construction has acknowledged the error and committed to make alterations to the riser tower elevation, with completion due by May 15, 2020. They have also committed to reseeding the repaired area on the dam, as recommended by both our engineer and our landscaper. We have also asked for the cost of the survey to be reimbursed to Twin Lakes.

Lake 1:

The committee shall consider installing additional posts at the gate entrance to prevent anyone from taking and riding dirt bikes on the dam which is prohibited. There have been complaints by nearby homeowners of this taking place on the dam.

Lake 3:

It has been reported that certain unlawful activities have been taking place and we have authorized Kenny Palmer to do a neighborhood watch in that area. We would like for any

nearby homeowners who notice questionable activity in that area to call and report it to the Sheriff's office.

RULES COMMITTEE:

Violations continue to trend down in general. There are about 30 open violations and a handful of those are currently accumulating fines.

We have updated 2 existing community rules. These will be announced in the upcoming newsletter and published to the website very soon. We will begin enforcing these updated rules effective July 1, 2020:

Community Rules, Section B, Item #1

Added (g): No building shall be covered with moss or algae such that the growth is clearly noticeable from the road.

Motion made by Jane, seconded by Sue, unanimous vote by all.

Community Rules, Section M, Item #3

Revised: Owners are allowed to keep up to (6) chickens, but NO ROOSTERS. No other farm animals are permitted, including but not limited to sheep, horses, pigs and goats.

Motion made by Jane, seconded by Chad, unanimous vote by all.

COMMUNICATIONS COMMITTEE:

Spring newsletter is still in progress.

Website views are down with 26 views from Greene with 4 from Charlottesville.

Violation tracker will be up soon.

ADJOURNED: 10:50 PM