



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801

540.423.3879

Board of Directors Meeting Minutes

January 23, 2020

v.3

PRESENT: Patrick Moctezuma, Sue Lance, Jane Garton, Francis Fiduk, Paige Stough, Peggy Keens, Chad Denby, James Hayslett

CALL TO ORDER: 7:01

MEETING GUESTS:

Greg Baroch
Daniel and Amanda Woodward
Joe Watkins
Kevin Fried
Barbara Rich

APPROVAL OF October 2019 MINUTES: Approved by e-mails 10/29/2019

VOTING FOR 2020 OFFICERS:

President – Patrick
Vice President – Chad
Treasurer – Sue
Secretary – Francis

All Approved

LAKES COMMITTEE

Lake Committee report given by Patrick Moctezuma and other TLOA board members. Upon completion of the dam repair project, the lower valve on Lake Shenandoah was closed on December 7th, 2019. Approximately one month later, Lake Shenandoah reached its original water elevation (which is higher than that observed before the lake was drained). However there were some unexpected side effects to lakeside homeowners from the water elevation shortly afterwards, causing some doubt in the accuracy of the engineering survey performed to determine where the new (restored) shoreline would be. TLOA board members explained they

are currently investigating and in contact with contractors and engineers to determine what mistakes, if any, were made.

The water elevation reached levels higher than intended, from small lake debris that clogged the trash rack, causing the water elevation to rise above the top of the riser tower. Once the initial problem was identified, the TLOA board had the trash rack fully cleaned. The Board then hired a contractor to inspect and clean the riser every few days and after storms. This addressed the immediate issue of excessive elevation, but not the long term issue of the lake elevation reaching much higher than intended, even during small storms.

TLOA residents in attendance gave their opinions on the lake elevation and explained the good and bad parts of how the lake elevation impacted their property. After considering resident positions and impact, the TLOA board discussed whether the lake pool elevation should be lowered or remain the same. After discussion, a motion was put forward to lower the lake level by 6 inches. This decision was approved unanimously.

FINANCE:

Treasurer's Report:

Operating Account Balance:	\$52,822.75
Reserve Account Balance:	\$ 7,020.01

TLOA was slightly over budget, but well under revenue projections, resulting in a net positive \$7,500 surplus in 2019. This money will be budgeted towards TLOA improvements in 2020.

OTHER ISSUES:

The board voted to approve the tying of mileage reimbursement rates to the IRS mileage reimbursement rates. The IRS set the 2020 reimbursement rate at 57.5 cents per mile.

The board agreed to table the remainder of the agenda, due to the length of the lakes discussion.

ADJOURNED: 9:36 PM