



# Twin Lakes Owners' Association

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## Board of Directors Meeting Minutes

October 15, 2020

Approved (November 17, 2020)

**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.

**GUEST VIA ZOOM:** Christine E. Kennedy and Wil Banchs

**CALL TO ORDER:** 7:00

**PUBLIC COMMENTS:** No comments were received by email prior to the meeting.

**APPROVAL OF SEPTEMBER 2020 MINUTES:** Approved by e-mail votes October 14, 2020

### COMMITTEES

**FINANCE:** This month showed an increase in revenue from past months and more than our expenses during the same time period.

We have received an invoice from our landscaper, Four Seasons, for his work on seeding dam #2 to stabilize the slopes of the worksite in the amount of \$6,940. We can split the bill and pay half in November and the other half in December. Motion made by Peggy and seconded by Jane to pay the complete bill this month. Michael (Four Seasons) also made the recommendation for installing some trees and bushes to separate our common area from adjoining homeowner. It was decided that we would revisit this issue at a later date. We will need to start paying Mundie for the culvert repair on Geranium in November. The E. Daffodil culvert is partially done which funds will have to be paid to Michael for that repair work and cost of rip rap as well as the same work done on W. Daffodil. The estimated cost for this is approximately \$2,100.

We have received \$4,000 in impact fees that will be added in our funds to help pay for these road repairs

We have found that the "Fee Forgiveness Program" is working well, with the number of home owners paying off their debts to TLOA increasing every month. The program has been extended to the end of the year.

**Treasurer's Report:**

Operating Account Balance: \$38,624.96  
Reserve Account Balance: \$ 5,292.12  
and Petty Cash remains at \$2,000.00

**Legal Filings:** From the WID presented in court, 5 paid in full and 6 have set up payment plans. We received almost \$13K and part of this was also from a house sale and a payment made from a bankruptcy filing. 7 judgments issued for a total of \$41K. 3 took advantage of the amnesty program. We can refile any warrant in debt if the homeowner fails to keep up with the agreed payment plan.

The next step for those judgements received is that we have the option to contract with a collection agency. APMS is to send the board a copy of this contract for us to review if we should want to take that route of collection.

**ROADS:** We should see completion soon for the Geranium Road project. There were some delays because of utilities to move wires or mark locations.

Grading of certain roads have been completed on Lilly, Morning Glory Turn on the backside near lake and the access road to lake 3 to smooth out the potholes.

Current plans for continued brush trimming community wide. List has been given to the TL landscaper for one full brush trimming to complete this season.

No future projects planned at this time other than the rip rap being placed along E. Daffodil culvert and on W. Daffodil. Paving will not take place on Geranium until the road has settled which the company should be advising Chad when this is ready.

Our guest, Christine Kennedy commented to the Geranium Rd. project. As of 6pm this evening she noted that most of the road equipment has been removed. Her property was used as a staging area for the equipment and now that it is removed, they have placed crush and run on her driveway to repair any damage they may have caused with the equipment. She expressed concern about speeding, possibly installing a guard rail at that turn where road was repaired.

Chad advised that we have those plans in the future as money permits. Which we still have several areas in mind and to reinstall the guardrail that was removed on Morning Glory Turn when that culvert was repaired. We still have more signs to be installed i.e.: bus stops, speed signs with the radar posted as drivers go by.

Christine appeared to be pleased with our work and we noted we would like for her to join our board.

#### **LAKES AND DAMS COMMITTEE:**

We've been advised by Four Seasons that the grass planted on the dam and stabilization are looking good and we are ready to engage David Krisnitski, our Engineer at F&R, and Dan Ratzlaff with the county to come out and do their inspections so that we can close the construction permit and proceed to start the process to have our bond returned to us.

Patrick is still waiting for Michael (Four Seasons) to show him how the hydraulic valves work at dam 1, the others are pretty basic. Michael is planning in using stretch boards out to the riser towers where possible (instead of a board) to make it convenient to check the trash racks for cleaning. Patrick has also asked Michael to test the valves at the dams on an annual basis and that should take place this month.

APMS has prepared the papers to apply for grants on the dams and sent them out. We are just waiting for the needed invoices (from F&R) related to the dam to request distribution of the funds.

#### **RULES COMMITTEE:**

Violation reports are still showing that the majority of violations are due to unkempt yards, uncovered or untagged vehicles and now we are sighting homes for mildew and growth of weeds/trees in the gutters.

This month's inspections will take place on October 26, 2020 and plan to be done every 30 days thereafter. We are changing our policy now where the homeowner will get one letter stating what the violation is and has 30 days to comply to fix the violation or they will start receiving fees after 30 days of \$10/day or a one time violation fee of \$50 depending on the violation. It has been recommended that letters that go out to property that is rented out that a copy of the letter be sent to the resident as well as the homeowner. Motion made by Jane and seconded by Sue and approved by all.

The issue with the property owner on Amicus with the septic issues is still in limbo. The owner has only a couple weeks left to comply with the health department. We have been told that the department has talked with the contractor who is to fix the drain field and he is still planning to do the work but they have also been a little behind. The owner has had his septic pump cleaned out on a couple occasions to keep the odor down. We will be staying in contact with the department for updates. The worse scenario is that if he does not comply, he will be taken to court.

**COMMUNICATIONS COMMITTEE:**

There will not be a fall newsletter at this time but we are getting out the notices for the annual meeting to be held November 18, 2020 virtually. We ask that any member not participating in this virtual meeting send in their proxies in order for us to have a quorum, and vote on the minutes for 2018 and board members which should be voted in annually. Membership meeting notices and recruitment letters are being mailed out tomorrow, October 16, 2020.

**WEBSITE:**

We have decided that it would be a good idea to add a FAQ page to the website. There have been 60 views to the website this month. Chad to place an announcement on the website regarding the annual meeting and our policies regarding the meeting.

**SPECIAL PROJECTS COMMITTEE:**

Nothing new at this time.

**NEW BUSINESS:**

No new business

**ADJOURNED: 9:00 PM**