



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801

540.423.3879

Board of Directors Meeting Minutes

February 18, 2021

v.2 [Approved via email on 4/4/2021]

NOTICE: This meeting was held virtually using teleconferencing 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.

CALL TO ORDER: 7:05

PRESENT: Patrick Moctezuma, Chad Denby, Sue Lance, Peggy Keens, Patrick Fitzgerald, and Paige Stough from APMS. Susanne Harder (TLOA member) joined the meeting late.

There was a discussion on whether we should send e-blast of meeting agendas out, or just continue to post on the web site. It was decided to continue just posting on web site since we do not have many of homeowner e-mail addresses. Maybe 50% at best.

Approval of January 2021 Board Meeting Minutes: not yet completed or approved as of this date.

COMMITTEES

FINANCE:

Treasurer's report: \$86,710 – Operating
 \$15,294 – Reserve
 \$2,000 – Petty Cash

We have started off the year financially healthy. Owners are paying their first quarter dues some have paid for the year and we have had our Bond money returned for the lake. We have been hit with snow removal, our monthly payment to Mundie for road work. We have had more income than expenses for February. Same as year end. There are more expenses to come for additional snow removal and materials and payment for new trash racks on Lakes 1 and 3 and labor.

APMS LEGAL: Lien letters have been sent and will be filing warrants in debt and memorandum of liens next week. The quarterly delinquency is about 11% and it is mostly the same people and just getting higher.

ROADS:

Completed projects are the culvert on E. Daffodil Rd. There are no activities in planning stage at this time until we can get squared away on bills.

Upcoming projects are the repairs and clearing of culverts; paving of repair on Geranium, potholes to be assessed; consulting with paving company for estimate of costs.

Long term projects when funds are available is paving of areas on W. and E. Daffodil, Jonquil, entrances and cul-de-sacs.

Cost is usually 50% down and balance due upon completion. We have been fortunate that Mundie lets a do a payment plan.

LAKES AND DAMS:

Replacement of the new trash racks on Lakes 1 and 3 will be completed soon. They are trying to figure how to get equipment in.

We have one dam fully permitted and 2 with conditional permits. Virginia has delayed the Operating & Maintenance permit application for Dam #3 for several reasons, none of which we are the cause of.

Paperwork submitted for grants.

The private dock on lake access to Lake 3 is still there and much too heavy to move. Fortunately, it is not obstructing the access in or to lake. Property owner has been advised they need to take care of putting back in place or removing it. They are to advise us by end of March of their plan and timetable for removal.

RULES AND BYLAWS:

Jane is out but gave her proxy to Chad.

The owner with septic issues has had the new tank placed in the ground and hopefully this situation will be completed soon.

There was burning of rubbish at new build on W. Daffodil. Letter has been sent to contractor and fined.

Paige plans an inspection next week.

We need volunteers to ride along on monthly inspections. Paige can do follow-up inspections on current violations to see if they have been resolved. The board members could do a ride along to help identify any new violations and take notes.

Peggy has volunteered to draft a rule regarding solar panels. We may not need a rule but should consider any possible problem areas.

COMMUNICATIONS:

Patrick Fitzgerald is the new committee Chair. It is planned to have the Winter Newsletter ready for the printer by Monday (2/22/2021).

He will also assist Patrick in preparing a press release about the completion of the lake restoration.

WEBSITE:

44 visits from Ruckersville and 36 from Charlottesville. If anyone has any new fresh seasonal shots, sent to Chad and we can refresh our web page.

Violation tracker – minimizing use to violation submission (online form to APMS) by the Board will be ready for testing by the end of March.

SPECIAL PROJECTS:

Nothing new at this time.

NEW BUSINESS:

No new business

ADJOURNED: 8:20 PM