



Twin Lakes Owners' Association

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Board of Directors Meeting Minutes

March 18, 2021

v.2 (Approved by email vote 4/13/2021)

NOTICE: This meeting was held virtually due to the 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, Jane Garton, James Hayslett, Peggy Keens, Patrick Fitzgerald, and Paige Stough from APMS and Suzanne Harder, our newest board member.

GUEST VIA ZOOM: Casey Carpenter and Brandon Harrop, potential new board members.

CALL TO ORDER: 7:10

APPROVAL OF FEBRUARY 2021 MINUTES: Still outstanding. Jane was unable to finish since her internet and phone lines were cut by Larry Lamb and waiting on Century Link. Patrick explained for benefit of new members, who Larry is and his job.

APPLICATIONS FOR NEW BOARD MEMBERS: Introduction of new potential board members: Suzanne Harder, Casey Carpenter and Brandon Harrop. Motion to approve for Provisional Board Membership by Jane, seconded by Sue and approved by all. The Board Seats are now all filled.

Casey has been appointed to the Roads Committee and Susanne to Rules and the Chair of Special Projects. Brandon has been added to the Communications and Lakes & Dams Committees.

COMMITTEES:

FINANCE: Treasurer's report:	\$53,988.36 – Operating
	15,294.91 – Reserve
	2,000.00 – Petty Cash

We are still off to a healthy start financially. Owners are in the process of paying their first quarter dues with some paying for the year. There are more expenses to come for additional

snow removal and materials and payment made for new trash racks on Lakes 1 and 3 plus labor.

APMS LEGAL: 11 Lien letters were sent and have gotten the attention of 3 homeowners and letting us know they will be paying to avoid WID and take the opportunity to take advantage of our fee forgiveness program which ends at the end of the month. 8 Warrants in debt have been filed for a total of \$7,675. The court date has been set for 4/28/21.

It was discussed and decided to accept an offer from a homeowner that will be receiving a \$6K inheritance. With this acceptance he is to get his property cleaned up and bushes trimmed along the road. We will remove the fines as part of the fee forgiveness program (still in effect). If he does not comply with the agreement, fees will again be assessed against the owners account. Motion made to accept by Jane, seconded by Peggy, approved by all.

ROADS:

Chad had 3 recommendations for upcoming projects which required a vote.

- (1) Install a "blind curve ahead" sign just after the entrance of East Daffodil. This will address an ongoing issue at that corner that continues to create accidents. The cost will be \$300-\$350 which will come from the smaller road maintenance budget. Motion made by Chad, seconded by Jane and approved by all.
- (2) Pave over the excavated area at 474 Geranium. Cost will be \$4,400 and to be paid in full at time of completion. SL Williamson will pave this area on the way to another job which saves them a special trip and we can get this completed sooner. Motion made by Chad, seconded by James and approved by all.
- (3) Extend the width of West Daffodil at big curve just below Azalea Road. After the area was measured, it was found to be 1.5 feet too short. The cost will be \$3,700 (half paid down and half paid at completion). There is also a deep ditch there which we have already approved and scheduled for filling and a few posts with reflectors to be installed. Motion made by Chad, seconded by Sue and approved by all.

Additional projects on the way: we have 2 culverts to fix up a bit on Gardenia and Jonquil – waiting on those quotes. Also, we will be mapping potholes out soon and hope to get those completed while the company (Rhoades Paving) will be here widening the West Daffodil area.

LAKES AND DAMS:

Due to flood damage and recovery as noted in our newsletter, Bander Smith was finally able to come out and replaced the trash racks on Lakes 1 and 3. The trash racks are now better and more robust than ever. As we do everything in this community, we build back better than we had before. Susanne asked for an explanation of what are the trash racks and Patrick explained that the way the lakes drain have a vertical tower which comes up to the surface of the water and top side of that tower determines the depth of the water. The water flows into the tower which is called a riser tower and flows down and out a pipe. The purpose of the Trash Rack on top of the tower is to prevent debris going into the pipe. In a severe storm (massive storm) as we had back in November there was all kinds of heavy debris from flooding including large logs

slamming into these racks. It was so strong and heavy that it destroyed the racks on lakes 1 and 3 which are now replaced by steel versus the aluminum ones that were there. The new rack on Lake 2 was welded steel and was not damaged.

While Bander Smith (vendor performing the trash rack replacements) was here, they opened and tested the lower valves on Dams #1 and #3 (Dam #2 was tested last summer during the repair work conducted then). Every lake has a valve at the bottom of the riser tower that can be used to drop the water level. All the valves have now been tested and opened at 100% which is required every year.

Paperwork submitted for grants. It has become a bureaucracy mess as we applied for these funds a year ago, but everything requested has now been submitted. It has been approved and hopefully we will see funds from that coming our way as soon as they cut the checks. We are looking at only \$3,750 for all this time and effort.

Status of permits. Again, this is another bureaucracy as we applied for full operational and maintenance permit over a year and a half ago for Dam 3 which was repaired well over two years ago. They claim they cannot find our Inundation Studies of a decade ago, so Sue had to go to the office and dig out the necessary papers and they were re-submitted to the state. Instead of a full certification we still have a "conditional" one. Patrick contacted our engineer to follow-up.

The private dock on Lake 3 access is still there and much too heavy to move. 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. James offered to dismantle for the materials.

RULES AND VIOLATIONS:

Paige and Jane did an inspection last week and most violations (15/16) was mostly unkempt property and a few trash containers out.

We still need volunteers to ride along on monthly inspections.

The septic issue with a homeowner should be complete. The new tank has been installed. The only thing left is to cover up the drain field which the contractor is to take care of. The equipment was left there to do this but to date this has still not been done. Jane will call the health department once again to have them follow up. If the health department cannot get this matter cleared up, then we may need to advise the DEQ and get them involved. It was discussed if need or possible if we can initiate an intent to foreclose to force this to be completed and pay the large amount of dues and fees owed.

COMMUNICATIONS COMMITTEE:

The Winter newsletter has been sent out. Now to move on to the Spring newsletter and Patrick to advise on deadline for input to letter. APMS has requested a spot in the newsletter to advise homeowners about disclosures, ARB's and other information they may need. "Property Manager's Corner".

Patrick still needs to prepare a press release about the completion of the lake restoration.

WEBSITE: 40 visits from Ruckersville ad 29 from Charlottesville. Those from Charlottesville are mostly realtors, lenders, etc. If anyone has any new fresh seasonal shots, send to Chad and we can refresh our web page or new board members take a look and see if they have any ideas to add.

Susanne suggested if we could put out email blast directing more homeowners to the website. Patrick M suggested it contain upcoming information, events, etc.

SPECIAL PROJECTS COMMITTEE:

Susanne has been appointed Chairman of this committee.

OTHER BUSINESS:

Our waste disposal company "Time" has been sold. We may need to explore other companies for service. Patrick discovered a company out of Charlottesville that picks up from your property without having containers on the road and does recycling. Jane talked with Time and they plan on no changes in service or fees at this time. Need to find out if we are still obligated to contract when we signed up to have them exclusively in our subdivision. Patrick pointed out that there is no contract between TLOA and Time, and all property owners have individual accounts.

ADJOURNED: 9:25 PM