

## **Twin Lakes Owners Association**

### **Board of Directors Meeting Minutes: 4/18/2019 v.4**

PRESENT: Patrick Moctezuma, Chad Denby, Sue Lance, Jane Garton, Peggy Keens, James Hayslett, Barbara Rich and Francis Fiduk. Paige Stough by phone.

### **CALL TO ORDER: 7:00 pm**

**GUEST(S):** Barbara Rich

**PROXIE(S):** None

**APPROVAL OF March 21, 2019 MINUTES:** Approved on April 4, 2019. Motion to approve made by all.

New member to the Board, Francis Fiduk, voted in and approved by all.

### **COMMITTEES:**

#### **FINANCE REPORT:**

**TREASURER'S REPORT:** For reporting purposes, the SunTrust and Alliance accounts have been joined together and referred to as the "Operating account" (OPR)

1. OPERATING: \$87,590.10
2. RESERVE: \$80,551.45

It was decided to renew APMS contract with their requested \$300/month increase in rates to be replaced by allowing them to keep all of the money collected from the disclosure packets. This forfeits \$100/packet the HOA was receiving, with a variable number of homes, for the fixed rate for the next year. APMS also informed us that as printing costs have increased substantially, a monthly rate increase of \$50/month (to \$2850.00/month) is also necessary. Motion made by Chad to accept contract modifications and seconded by Melanie and approved by all.

Report from Paige that liens were paid for two different properties except for payment of filing fees. Motion made by Jane and seconded by Sue to forgive payment of the filing fees and approved by all.

Additional warrants in debt to be filed on Wednesday the 24<sup>th</sup>.

#### **ROADS REPORT:**

We have requested a quote to establish proper ditches along Morning Glory Turn just above the Jonquil Road intersection. Rain run-off has started to erode the ground under the road. After ditch is in place, we can repair the road.

We have already a quote from Rhoades Paving to fix this area, the other similarly damaged area on East Daffodil just down from Geranium, and two very new, very prominent potholes. The quote is \$1,650 and we will proceed as soon as the ditch is repaired on Morning Glory Turn.

We are still waiting to hear from Makco, the guard rail repair specialist, to give us quotes to re-install the guard rail on Morning Glory Turn and install new guard rail at the hairpin turn on Morning Glory Road. They are extremely busy though and have no idea when we can get an estimate, let alone the actual work done.

We are about to install 4x4 wooden posts with reflectors at the hairpin turn of Morning Glory Road to address the safety concern there until we can afford to have guard rails installed. We are going to do the same thing to a small problematic area on West Daffodil.

Finally, we are working hard to determine the best way to mark the sink hole at the culvert on Carnation Road just down from Azalea. We are not likely very close to having the \$42,000 needed to repair that area, so we are hoping to find a more permanent way to mark the area and try to fill the hole. We will be trying traffic cones to start with and plan to fill the hole with rip rap to lessen the severity of the area.

### **LAKES AND DAMS REPORT:**

**Dam #2** – There has been a small problem with the concrete footers that were put in place to put in new riser, the concrete was faulty and had to be re-poured at the base of the riser. This will be at no additional cost to the HOA. Efforts continue to define the scope of, and procure proposals for, the clearing of the lakebed.

**Dam #3** – Gate will be replaced with a permanent and safer one. Motion made by Francis, seconded by James and approved by all.

DCR grant submitted and we hope to hear back by mid-May. O&M permits are conditional on Dam 2 and 3. Renewal applied for a 2-year term. We have full approval now on Dam #1.

Barbara Rich gave a report on the conclusions and recommendations of the North Fork Rivanna TDML Study. Results show that sediment is the primary pollutant affecting our waterways. Upcoming public meeting was discussed, and it was agreed to publicize that and encourage all water-side lot owners to attend.

Beaver management status: Waiting for survey results on beaver locations and dams. The dam located at bridge on Amicus road has been opened up. The beaver problem will be re-checked in the fall.

### **COMMUNICATIONS:**

The website has doubled since our report last month including 78 views from Greene and 28 from Charlottesville.

There have been some small issues with the e-mail of the new hosting service, but Chad will address all issues as rapidly as possible.

### **RULES & BYLAWS:**

Violations are still on the decrease in general as people realize that things are generally improving in Twin Lakes, and that we are now all being a bit more accountable.

Two new rules with regard to proposed construction and or renovations have been approved. **One:** Any new home construction on an undeveloped lot with a stream running thru it will not be allowed to run any septic pipes to cross any streams which could be hazardous to our lakes if damage or breakage were to occur to these pipes; **Two:** A trash dumpster will be required to collect building debris and be in place at the construction site before any future construction or renovations begin.

Motion made by Jane and seconded by Chad, motion to approve by all. The Rules Committee will amend the association documents appropriately and deliver new versions to Chad (for web update) and APMS.

We are still trying to decide how to manage maxed out violators.

Issue with status of letter to Mountain Lakes Water Company regarding \$1500 charge regarding road damages. Motion to send second letter made by Jane, seconded by Sue and approved by all.

**SPECIAL PROJECTS:**

Still looking for ideas on how we should update our board office like obtaining a bookcase to house logs and books.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**ADJOURNED: 9:50 pm**