

# **Twin Lakes Owners Association**

## **Board of Directors Meeting Minutes: 5/16/2019 v.3**

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

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

**APPROVAL OF April 18, 2019 MINUTES:** Approved on May 16, 2019. Motion to approve made 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: \$64,932.22
2. RESERVE: \$65,653.54

Additional warrants in debt to be filed on Wednesday, May 22<sup>nd</sup> and court hearings on warrants previously filed.

There will be a meeting of the financial committee June 6 to review the collection process after a warrant in debt has been issued.

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

**Dam #2** – There has been another small problem at Dam #2, as the contractor deviated from engineer's plan on placement of the rebars and did not pass inspection and they are being corrected. 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.

Lakebed is being divided into 2 sections – A and B Lakebed remediation. Clearing will take several months and therefore filling the lake may not occur until early autumn.

**Dam #3** – Gate is being replaced with a permanent and secure one. Lock also being placed on trash rack.

We are still waiting on the DCR grant submitted and we hope to hear back soon.

Beaver management status: no new beavers have been sited. The beaver problem will be re-checked again in the fall.

Barbara Rich is working on new flood plain maps and identifying affected lots.

### **ROADS REPORT:**

We continue to await final quote to establish proper ditches along Morning Glory Turn just above the Jonquil Road intersection. Final plan is in place to use rip rap to line this ditch and the other newly created ditch on East Daffodil.

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 have successfully installed 6 wooden posts beside the road on West Daffodil at a problematic area down the first hill on the right. These posts were planted in cement and have reflectors on them to better grab the attention of motorists.

We have lined the area of heavy erosion on Carnation Road with rip rap now to potentially reduce additional erosion and to make the area a bit safer. We have also put up cones there though we may need to seek more permanent ways to mark the area since it may be quite some time before the \$42,000 of repairs can be afforded.

Speeding is still a big issue in our community, and we ask for your help in driving the speed limit or less and being respectful of passing cars, especially those who tend to take over the road in big trucks. We have compiled a list of the most common areas of speeding and will be presented it to the Sheriff's Office again in the near future.

We have completed the bi-annual road-side trash pickup as well as the bi-annual culvert check and clean-up. We expect to start the bi-annual roadside trimming in early June.

#### **COMMUNICATIONS:**

The website has leveled out some since last month's activity with 21 new viewers in Greene Co this month. It continues to be updated regularly with announcements, meetings and newsletters to keep the community informed of the latest news. This month also reflects an update to the rules that were voted in last meeting.

We aim to have a summer newsletter put together and distributed in June. June 20 has been set for deadline to present any articles for the summer newsletter.

#### **RULES & BYLAWS:**

Violations are still low although the newest violations popping up now are pertaining to unkempt yards needing mowed. For those owners who are now considered habitual offenders will be subject to a new violation with only 30 days to comply before being fined.

The two new rules that were approved last month with regard to proposed construction and or renovations approved will appear in the summer newsletter and not require separate distribution.

We are still trying to decide how to manage maxed out violators. We propose to try and examine each case individually on how to proceed and a face to face review with those maxed out violators to see how the issue can be resolved. Motion made by Jane, seconded by Melanie and approved by all.

We have received a reply from Mountain Lakes Water Company regarding \$1500 charge for road damages incurred during connections made to new construction. A meeting has been set for May 29<sup>th</sup> to discuss a cure.

**SPECIAL PROJECTS:**

Still looking for ideas on how we should update our board office like obtaining a bookcase to house logs and books. Possibly have a day set aside for the Board to meet to go through old paperwork and organization of files.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**ADJOURNED: 9:15 pm**