



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801

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Board of Directors Meeting Minutes

June 18, 2020

v.4

PRESENT by teleconferencing: Chad Denby, Patrick Moctezuma, Sue Lance, Peggy Keens, James Hayslett, Jane Garton, Francis Fiduk (by phone) and Paige Stough with APMS

CALL TO ORDER: 7:00 pm

Overview of public comments: no comments

APPROVAL OF May 21, 2020 MINUTES: have not been presented yet

Committee changes will be that Peggy will now be Chairman for Finance and Patrick will be Chairman for the Lakes and Dams. They will both serve on both committees.

FINANCE:

TREASURER'S REPORT:

1. OPERATING: \$19,322.58
2. RESERVE: \$15,288.24

It has been determined that we need \$21K to pay our monthly expenses. We will transfer \$2K to be transferred from Reserve account to Operating. Peggy made a motion to make the transfer and it was seconded by Chad, Unanimous vote by all.

Currently we need a \$40K deposit set aside to start the culvert repair on East Daffodil. Cost of repair to complete is an additional \$45K which Mundie has agreed to let us make in payments as before. We will have made the last payment due on prior work before the July meeting. In the meantime, Sue has agreed to keep an eye on the culvert after any big storms to make sure it is holding up.

We have no current invoices to be paid and Michael has agreed to let us make payments to him.

Bond money due from Greene County is still on hold. We are waiting for Dam #2 to stabilize before requesting the bond money after the dam is inspected. Then it could take about 3 months to receive the funds. We did get awarded (not yet received) \$3,750 from grants filed for by Peggy.

No one has come forth yet to ask for a deferment of paying dues due to the Corona virus and lack of income from work, etc.

Reviewed delinquencies and our continued efforts to collect, i.e. warrants in debt. We should proceed when homeowners are at least 6 months or more past due. At present there are no legal actions being initiated.

Paige has been asked to do another e-blast on the forgiveness program.

Finance will have a meeting in July to discuss the 2021 budget which may see a reduction from this year's, due to weakened revenue.

ROADS REPORT:

Numerous pothole repairs have been completed as has the paving at the Carnation Road culvert repair.

Two current projects are being planned. The first is the reinforcement of a culvert outlet at about 279 East Daffodil. This is still in the early planning stages and may take another month to decide upon. The other planned project is the massive work to replace the double 5' culvert pipes at about 474 Geranium. We are in the process of saving up money to cover the required \$40k down-payment.

Michael to start trimming along the roads in a couple weeks.

We are getting estimates to install some new stop signs and speed signs which we could have one of those speed signs to let you know your speeding. Chad hopes to have a ride along with Lt. Kevin Fried soon to discuss potential places to try and catch and deter speeding in the neighborhoods and best place to locate the "blinking speed sign".

LAKES AND DAMS REPORT:

Lake 2:

Lake Shenandoah riser tower project (reducing height and water elevation) is now complete. It took 2 months to have Brock Construction acknowledge the error and arrive to correct. We offered to pay for survey that Mr. Watkins obtained but he has declined that offer. Valve has been closed and rack has been put back on top of the riser. Lake is refilling. The valve will be reopened temporarily to 50% when full to help wash out any collected debris and then closed again. A new lock has been placed on riser. It will take about 2 months for the dam to stabilize from the construction and reseeding takes hold and can be mowed. We still have 2 trees to be removed near dam. The gate is locked but once the dam has stabilized it can be opened to homeowners.

Lake 3:

Still under a conditional permit which is to expire at the end of November. The past engineer approved the dam but the Inundation study reports can't be found by VA. David is working on this problem.

We are getting proposals on cost for signs with lake rules.

There have been complaints about people racing into the small parking area at Lake 1, located at the cul-de-sac on E. Daffodil. The homeowner next to lake actually owns that property and we need to be respectful of that.

RULES & BYLAWS:

Chad and Jane did a ride around inspection yesterday and most of the violations are the need for grass cutting, need to cover cars with no registrations, some trash containers out to soon for pickup, etc. All in all, violations are still down.

Chad and Patrick are working on new violation letters. Would like to see it be only one warning letter and then the violation charge to be issued.

We are in close contact with the Greene County Health Dept. regarding the septic run off of the Ocampo property. They have reported this has been an issue for 5 years.

COMMUNICATIONS:

Website views are updated as needed. Views are up some with 51 views from Greene and 24 from Charlottesville.

Violation tracker is still on hold until the new system from APMS can be assessed.

ADJOURNED: 8:45 pm