



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801
540.423.3879

Board of Directors Meeting Minutes

July 18, 2019

v.3

PRESENT: Patrick Moctezuma, Chad Denby, Sue Lance, Jane Garton, Peggy Keens, James Hayslett, and Frank Fiduck

CALL TO ORDER: 7:05 pm

APPROVAL OF June 20, 2019 MINUTES: unanimously approved.

FINANCE COMMITTEE:

TREASURER'S REPORT:

OPERATING: \$ 46,765.22

RESERVE: \$159,784.43

We will be opening a checking/petty cash account with Alliance and closing the SunTrust account. We will maintain a balance of \$2,000 so that any expenditure will be replaced, to be reconciled monthly. Motion to approve by Melanie and seconded by Peggy.

Draft of budget for 2020 reviewed. Motion to approve by Jane and seconded by Sue and approved by all.

We received a good report from Alliance on AAB loan, in spite of not meeting the required 60 day delinquency metric. AAB stated that TLOA was doing "everything right" and considered an excellent risk. We must, however, produce that report quarterly now (instead of annually), to track progress. Patrick is looking into the review and revision of late payment procedures for the first 90 days, to try and improve our performance in this regard.

Patrick promised that all construction line funds from AAB will be drawn out before the conversion date of August 17th.

ROADS COMMITTEE:

Status of ongoing projects:

- Guard rail replacement on Morning Glory Turn – waiting for quote from Makco to replace this. Also requesting quote for brand new railing at hairpin turn on Morning Glory Road and will compare that to a wooden fence option with reflectors.
- V-ditch Creation - We have established a new V-ditch on Morning Glory Turn near intersection with Jonquil Road and will soon line with riprap. We will do the same for other new ditch along E. Daffodil near corner with Golden Rod.

- Pothole repairs – We are working on a more extensive pothole plan to cover several new holes and will deliver the updated map by next week. Hope to have estimate by mid-August. Estimated cost is approximately \$4000-\$5000 as we have added 10 new holes to the plans. We have accepted \$100 quote to repair stop sign on Zinnia. Will proceed as soon as the contractor's schedule allows – hopefully mid-August. We have all needed parts in hand and ready to go.
- Waiting for quote from Justin to remove debris off culvert on E. Daffodil lot. Not urgent.
- Expecting to get another quote for culvert replacement on Carnation with the hopes that we may be able to act on this in 2019 as funds are collected.

LAKES AND DAMS COMMITTEE:

Lake 1 status:

- Still waiting on gate repair to be completed by Four Seasons.

Lake 2 project status:

- Laying of the primary spillway pipe has begun.
- Patrick reviewed a financial breakdown of project costs and projections. To date we have paid approximately \$769,000 toward the repair cost for both dams 2 and 3.
- Letter to go out to the lakeside homeowners updating them with regard to brush trimming and lake access. Peggy Keens property will be used as one of the areas to access the lake with equipment to bush hog the lake beds and another area near at the E. Daffodil cul-de-sac.

Lake 3 project status:

- Greene will be returning the over \$8000 construction bond to us, for the completion of the Dam #3 repair, once DEQ officially closes the permits.
- Post is up for the gate and waiting to be completed.
- Still waiting for the valve lock installation.
- Mowing will; soon commence again on the dam itself.

Beaver Control:

- Motion made by Chad to pay Justin's bill and seconded by Francis and approved by all.

RULES & BYLAWS COMMITTEE:

Violations are still low with minimal issues. We still have some outstanding cases that need our attention and board input on how we may resolve these issues. Especially for those who have maxed out on fees.

Waiting for a quote from Four Seasons for planting some trees as a barrier with homeowner that borders on the dam. Patrick will confer with dam engineer on how close we can plant to the dam.

Committee meeting scheduled for July 23, 2019 at 7pm to discuss these issues and consider proposals for overhauling our letter enforcement process.

COMMUNICATIONS COMMITTEE:

Summer newsletter in final proof and to be printed next week.

Website views have been steady with 48 views from Greene and 28 views from Charlottesville. Site is continuing to be updated.

Hope to have violations up soon on violation tracker as part of the website.

SPECIAL PROJECTS COMMITTEE:

Still looking for ideas to re-vamp the Twin Lakes office.

ADJOURNED: 9:30 PM