



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801
540.423.3879

Board of Directors Meeting Minutes

October 17, 2019

v.4

PRESENT: Patrick Moctezuma, Sue Lance, Jane Garton, Francis Fiduck and Paige Stough; Peggy Keens and Chad Denby by phone.

CALL TO ORDER: 7:05 pm

Special Notes: Melanie Morris has resigned from the board effective this month.
Zilda's last day with APMS is 10/18/2019.

APPROVAL OF September 2019 MINUTES: Approved by e-mails 10/14/2019

FINANCE COMMITTEE:

TREASURER'S REPORT:

Operating: \$ 52,258.69 which includes \$2,000 petty cash
Reserve: \$105,091.28

APMS: The quarterly legal collection tools are now in place and they are also implementing proper late fees, according to new Rules/Bylaws passed in 2018.

Legal: Should have new filings next week for past due assessments.

Cross-Committee invoicing process was discussed. Patrick outlined the basic points:

- the Board approves all expenditures, discussing which budget it should come out of.
- the managing Committee Head that is overseeing the contract & work approves the invoice for payment.
- that same Committee Head assigns the correct budget to assign the expenditure to.

ROADS COMMITTEE:

Status of ongoing projects:

- Guard rail progress – received quote from Makco for replacement on Morning Glory Road (hairpin turn) – \$3500, and replacement of rail on Morning Glory Turn - \$3000. These repairs will be on hold due to other pressing expenditures. Also considering just placing posts with reflectors on the Morning Glory Road curve until guardrails can be installed.
- Bus stops: Still waiting to hear how many stops we will need signs for. Considering painting roads near stops as well.

- Carnation culvert will cost approximately \$45K. This is a very large project and goes in a diagonal angle, needs to be 15 feet deep, and the water line is there. There is a large tree which will also need to be removed. It has been approved by the board to proceed. The costs will be approximately \$45K and Mr. Mundie with Mundi construction has agreed to work with us on a payment plan of approximately \$5K paid monthly over a 9-month period.

LAKES AND DAMS COMMITTEE:

Lake 1 status:

Gate posts repair will be completed very soon.

Lake 2 project status:

Viola has been paid and we are waiting for the final paperwork that is due to us. Patrick said that if this key document were not received soon, legal action would be considered by the Board.

Patrick asked that F&R be paid from the operating account(i.e. annual Lakes & dams Budget) for the EAP revisions and Tabletop exercises.

EAP Tabletop exercise has been scheduled for December 5, 2019 at 10:00am and to be held at the Greene County Administration building in the Board of Supervisor's Meeting room located at 40 Celt Road, Stanardsville, VA 22973. The engineer, David Krisnitski, from F&R will be facilitating the meeting and James Hayslett and Francis Fiduck will also be attending.

Dam repairs should be completed in 3-4 weeks. Water is starting to be allowed into the lake, as part of the repair process. Patrick stated that the Board needed to have control over when the lake was actually and finally filled, due to ongoing projects.

We have received bids for the cost for tasks to be done at the boat launch to get it back in shape for usage and access to the lake. Those tasks broken down are:

1. bush-hog road into launch area (\$1,400);
2. Stone to be placed at boat ramp (\$2,850);
3. bush-hog 10-15 yards out to tree stump, clear logs and the large ones can be placed as barriers around the borders of the area (\$1,400); and
4. dig out and straighten the channel 100 feet (\$1,200).

Total of \$6,850. If we do all this at one time, that total will be discounted by \$400.

5. Finish road and place gravel around for entrance/exit "U" turn (\$9000).

Motion made to accept these quotes for items 1 thru 4 made by Jane Garton and seconded by Sue Lance and approved by all.

Lake 3 project status:

- We have received back the of \$8,000+ bond from the County of Greene.
- The final engineering report was never provided by Viola, but David K. of F&R has spoken to Rob VanLier (Va DCR) and offered to provide it himself, and we shall take advantage of that.
- New gate will be installed very soon as well.

RULES & BYLAWS COMMITTEE:

New Policies were proposed by Chad & Patrick, and approved by the Board:

1. Only one letter will be sent to lot owners in non-compliance with our rules- a notification that a charge will appear, if the violation is not contested. there will be no more warning letters.
2. The letter will contain all avenues for appeal, including contacting APMS, appearing at a Hearing – that will be conducted at each month's Board meeting – and the state appeal process. Sufficient time will be allowed at each step, as is required by law and practicality.
3. If the Hearing ends with the violation not overturned, the charge will be assessed at 30 days past the letter date.
4. All actions (inspection, letter mailings, Hearing, charges assess) will occur on a monthly schedule, although a particular case may take longer to work through the process.

Motion to accept this proposal reform made by Jane Garton and seconded by Francis Fiduck and approved by all. Chad has already worked up the details of implementation, and will work with the R&B Committee to plan a Winter implementation, to coincide with the Winter newsletter announcing the changes.

COMMUNICATIONS COMMITTEE:

Fall newsletter sent to printer.

Website views were a little slim this month. 24 visits from Greene and 27 from Charlottesville.

Site is continuing to be updated.

Web violations tracker beta testing: still not up and running yet.

ADJOURNED: 8:55 PM