



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801
540.423.3879

Board of Directors Meeting Minutes

September 19, 2019

v.3

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

CALL TO ORDER: 7:05 pm

APPROVAL OF August, 2019 MINUTES: Approved unanimously by e-mails 10/14/2019

FINANCE COMMITTEE:

TREASURER'S REPORT:

OPERATING: \$ 23,518.81 which includes \$2,000 petty cash

RESERVE: \$136,100.78

APMS:

Financials: No reports were available at time of meeting. Issues noted by Patrick pertaining to APMS: 1- Asked in March – Quarterly enforcement of collections, enforcement procedures and have not heard back; 2- Wanted to have a scheduled phone call on proposed new Rule Enforcement procedures, with no reply; 3- Asked for examples of late assessment letters, when they go out and late fees; 4- Need quarterly report ASAP after end of September on delinquencies for AAB

Legal: nothing at this time. We should have new filings in a couple weeks.

ROADS COMMITTEE:

Status of ongoing projects:

- Guard rail progress – received quotes from Makco for installation of new rail on Morning Glory Road hairpin turn (\$3500) and replacement rail on Morning Glory Turn near recently repaired culvert (\$3000). Would be ideal both at same time, but would drain budget for year.
- Pothole repairs – now complete – includes 14+ holes and 2 eroded areas on sides of roads.
- Stop sign on Zinnia is now completely repaired.
- We are looking into making bus stops safer and are considering 'bus stop ahead' signs. It will cost approximately \$600 per stop. We may consider painting words on roads too. We are still waiting to hear from the School Transportation Department as to how many stops there are.
- Carnation culvert will cost approximately \$45K. This is complicated job with a long, diagonal culvert, a water line in the area, and with trees that need to be removed. Monitoring closely.

- Chad will make a list of projects and their priorities for 2020.

LAKES AND DAMS COMMITTEE:

Lake 1 status:

Gate posts repair should be completed this week.

Lake 2 project status:

- contract with Viola Engineering was terminated. After they receive payment, they will send all documentation we are due and need.

Lakebed remediation project is now complete.

Old pipe pulled out and new one installed. If projects continues without interruption, we may be able to re-fill the lake in October.

Lake 3 project status:

Construction permit status/bond – now terminated and have requested refund of \$8000 on the bond.

O&M certificate application submitted.

EAPs for all dams to be updated and sent to VaDCR. (scanned and sent digitally).

Once the EAPs are approved they are good for 6 years. The O&M is good for 5 years.

F&R handling EAP update and tabletop exercises for all dams.

RULES & BYLAWS COMMITTEE:

Inspection was done yesterday by Paige, Chad and Jane and report will be sent to Zilda send letters. We are now taking photos for unkempt properties and other issues.

Plan to compose a new rule for homes with extreme mildew on their homes.

COMMUNICATIONS COMMITTEE:

Fall newsletter being prepared. Deadline for any input is October 1.

Website views are 96 overall, 65 views from Greene and 31 views from Charlottesville. Site is continuing to be updated.

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

ADJOURNED: 8:30 PM