



**TLOA 2016 Annual Meeting
October 18, 2016
Greene County Public Library**

Call to Order at 7:01pm

Welcome

Laurie Jacobson, President, & Jean Weeks, Board member. Always welcome new volunteers on our committees or on the board. Introduction of the board members.

2 big announcements:

- We have hired a professional management company, APMS. It's a very big job to manage this community and it was time for us to make changes to accommodate our growth. We needed more than just book keeping help. Please feel free to contact APMS if you ever have any issues. We will address whatever you bring forward.
- The Bylaws we have in place are a bit outdated. Due to new current state HOA laws, we need to update them. Our current law firm is working on getting a draft ready for us. We're going to need a 2/3rds vote from all the members to pass these new bylaws to get bylaws updated. We'll be working on educating the home owner's and will go door-to-door to make sure everyone votes.

Quorum attained and verified at 7:15pm (23 present and 2 proxies)

Approval of the 2015 Minutes

Owner motions to accept the minutes. Another 2nd. All approved. Motion carries.

Treasury Report- Andrea Konstant

Total- \$201,303.40

Review of the costs outstanding (loan). The total amount of money is a little lower than last year, but there is a lot more work that was done this year on roads & phase 2 on the dam. Review of the budget and actual costs through the end of September this year. Since APMS came onto property, APMS has collected approximately \$67,000 of back assessments. This is such a big deal as we need the dues paid so we can do the work we need to do. We're trying to make it easier to make the payments (quarterly, online, etc). If there were any errors in billing, please let APMS know. Proof of payment sent to APMS will help us verify your status. If ever in doubt, you can also go to your owner portal to see what your balance is. If you don't have the info for logging into the portal, APMS can resend it. If you have more than 1 lot, you can combine the lots into one portal.

Owner: Special Assessment on budget paperwork? This is the amount of money not collected from people for the previous special assessment.

No plan on raising the dues. We may need to in the future, but for now, no raising of the dues. We are planning on doing a reserve study (taking a look at all our assets,

predicting what it will cost to upkeep our assets and they'll give us a plan on how to save for these plans). It is something we need to have for the disclosure packets & will stabilize our community as we will know where we will need to spend money for the long haul.

Committee Reports:

Roads –Chad Denby & Sue Lance

- Sue: \$84,494.74 is how much we've spent on road. Replaced culvert on Morning Glory Turn (MGT), trimmed back brush for buses, repaired potholes, repaired some roads and fixed some areas that were supposed to be fixed.
- Chad: Our topography and the weather (heavy rains) causes continuous issues for us. If there are issues you see, please let us know. Your eyes and ears will help us. If we know about an issues, we can look at it & prioritize it. If you can help us out, then please join a committee.
- We recently replaced a culvert on Gardenia by building up bank and changing steam path to flow into drainage pipe.
- Lake Skyline access road is going to be repaired mid- to late-fall as it's gotten trenched out. Dry hydrant down there that needs to be accessible for the fire department.
- We do know of a drainage issue of MGT at bottom due to private property draining on it.
- Also drainage issue on upper part of MGT. Looking for a pipe to see what's happening with the drainage there. Need to dig to find it.
- 2 pipes on West Daffodil need blowing out as there is a lot of debris in them. Reaching out to the local fire departments for some help.
- Doing a thorough job assessing our traffic signs so we can see what needs to be replaced, repaired, etc.
- Actively engaged with a company regarding the potholes. They will be assessing the work to be done in the next month or so and they will do a hot asphalt filling as soon as we have a reputable, affordable company with a schedule opening.
- Starting rough planning for what kind of repairs we can do next year (Dandelion, Zinnia, Jonquil, West Daffodil are all potential repairs at this time that will be looked at in the spring and what we can afford).
- We paved 4 cul-de-sacs this year, which had been in very bad shape.
- Request from home owner for signs for special needs child to request them to slow down. The Sheriff, who was present, said he will try to do as much as he can to help with speeding.
- Discussion about snow plowing. If the state calls a state of emergency, the snow plow company legally can't go onto the state roads to get to us.

Architectural – Anita Jwanouskos

- We have had a handful of houses built within the last year. Only 1 shed was approved as a permanent structure
- We have a couple more members on the committee: Laurie Jacobson and Chad Denby. Always welcome more people and more help.

- We plan on working more with APMS about architectural committee violations. They will handle the letters and follow up. We will handle the inspections. Please let us know if there are issues.
- Some issues with home owners getting into compliance when asked to do so (for example, finishing up the siding on a shed or keeping property neat and slightly). It's been a challenge, but we're trying to work with the home owners.
- Please contact the Architectural Committee PRIOR to beginning a project so as to get approval. It could save you time & money as you won't have to redo the work.

Lakes and Dams – Laurie Jacobson

- Lake #2. Work was done on Dam 2. The riser pipe was still in there after the lake was drained & it collapsed. It was causing recent drainage issues and the engineer said it was a real danger. So we had to get that riser fixed. It will be an effort that will help us when we do get the dam fixed permanently. When they did the riser repair on Dam 2, the company doing the work widened the road so we can get bigger equipment into there when they do the big repair. Our plan is to have all 3 lakes repaired and good to go. Have to have Lake #3 done first before Lake #2. Otherwise, too much pressure on the downstream lake. We hope to have both of them done at the same time. We want to raise funds, but it probably is not going to get us where we need to be. We will need a larger amount of money. Because we are more stable HOA with a property management company, we might be able to secure a loan from a bank. Probably pay off the other loan, so we don't have that working against us. The reserve study would also help us too with the bank.
- Lake #1 is all fixed and just beautiful
- Keeping up on the certificates & regulations for the lakes & dams.
- Beavers are a problem. We have a man trying to get rid of them.

Newsletter – Laurie Jacobson

One of the owners liked the organization of it this last time. If you want to submit anything, you can send it in. The website is really the most up-to-date source of information. Probably do 3 newsletters a year.

Web Site –Chad Denby

- Owner suggested a location where we can make recommendations from the other members. Can do a neighborhood forum, but it won't be a spot with recommendations from the board. (Brian Capaldo said he can volunteer to moderate).
- Chad built the website about 2 years ago and takes care of it.
- Opened a Twitter account. Chad updates both.
- Comment form added this year. You fill out the form and a copy goes out to Laurie, Chad and APMS.
- Converted site to a mobile friendly site.
- Traffic to the site. 3,900 visits in the last year, 173 are from Ruckersville.

- Trying to expand the site to a roads page with more information about roads. Will be a location where you can report problems (road issues, potholes, etc).
- If you have beautiful pictures of Twin Lakes, please send to Chad, so he can post them on the website.

Miscellaneous

- Starting earlier this year and forever hereafter, the HOA Board members will not be paid to serve on the Board. In the past Board members had their annual dues paid with hopes to encourage more Board participation, but now they are all volunteers. It is also a likely reason why there are currently only 7 Board members out of 9 positions.
- Neighborhood Watch. We've been invited to work with the Sheriff's Dept on this. We need volunteers to work with the Sheriff's Dept. on this and something we would like to see this in our community.

Bylaws

- Bylaws committee is working on this as well as with the lawyers. Taking a lot longer than we want it to. No threat from the State on fines due to needing this update. It makes it easier to run the non-profit business of our HOA if the bylaws are updated. Last update was 1974. TLOA is in compliance with the laws, just need bylaws to reflect the state actions. Can't post the disclosure package on the website as APMS could be legally liable for it not being up to legal speed. So if you want a disclosure package and you already own a lot in Twin Lakes, please feel free to contact APMS. When selling APMS has to send an updated disclosure that has to be purchased by the buyer. APMS is notified by a title company of purchase of the home.

Election of Board Members:

Motion to elect all 4 board members. 2nd. All elected. No dissent.

Patrick Moctezuma

James Hayslett

Laurie Jacobson

Jean Weeks

Question and Answer Period

- How does Halloween work in Twin Lakes? Not a lot of kids, so don't plan on too many.
- Street lights- are we allowed to install a watch light over the road? No, but the electric company can help you out if you want to put one on your property. Contact Rappahannock.

Adjourn at 8:47pm