



TWIN LAKES OWNERS' ASSOCIATION

**2018 Annual Membership Meeting**

November 7, 2018

Call to Order at 7:15, Confirmation of required quorum.

Welcome

Patrick Moctezuma, President, Introduction of the current board members.

Introduction of Sheriff Steve Smith who wanted to update us on any issues in the county and take questions of any concerns. Discussed speeding issues and they only have 2 or 3 deputies per shift and do radar as often as they can. Discussed issues regarding the bus stops and offered to post a deputy for several days now and then in hopes that will deter speeders and people running through those bus stops. Once again offered to help set up a Neighborhood Watch program.

Roll call and proxy count: Quorum attained and verified

Approval of 2017 Minutes – approved by all

President's Report given by Patrick Moctezuma. Reported on all the progress of ongoing projects and improvements. Patrick noted the unprecedented financial investment in the Twin Lakes community, driven by the need to repair aging and compromised dams, culverts, and roadways, and the timeliness of this investments given the housing market and planned development of the Ruckersville area. Job well done by our property management, setting up the Reserve account and reason behind it. Financing with new loan, restoration of Dams 2 and 3.

Treasurer's Report given by Sue Lance: SunTrust Bank - \$ 2,175.25

Alliance Bank - \$50,800.70

Reserve acct. -\$241,969.98

Manager's Report given by Paige Stough with APMS. With inspections being done monthly, letters to homeowners regarding violations and fees impounded, the violations have reduced significantly.

Road Committee Report given by Chad Denby. This was an extensive report as to conditions of roads, ones that have new surface and ones hopefully to be done in the spring. Culvert issues and repairs done to date. **See attached report**

Finance Committee Report given by Patrick Moctezuma. The process and status for obtaining construction financing from Alliance Association Bank was gone over. Patrick also reviewed salient facts about the 2019 budget, and the fact that no further assessment increase or special

assessments will be required in the foreseeable future. Patrick also noted that the 2019 budget was not only lower than the 2018 budget, but that operational expenses had been reduced to allow more funds to be used for infrastructure repairs.

Rules and Bylaws Committee Report given by Jane Garton. We have been reviewing and revising the rules and bylaws to better enhance and define them. We are doing monthly inspections of properties to see that homeowners comply with the rules. Once we have done an inspection, a report is made and violators will be receiving a letter as to what needs to be attended to, whether it be keeping your property mowed and clean of debris, unlicensed vehicles, etc. This is not only to benefit the homeowner getting a letter but showing respect to your neighbors. The updated rules and bylaws have been posted on the Twin Lakes website. Any questions or concerns, we ask that you feel free to contact the committee or attend one of our monthly meetings.

Lakes and Dams Committee Report given by Patrick Moctezuma. The association is hoping that the primary work of repairing the dam itself of Lake Shenandoah (Lake #2) will be completed before the end of this year, with the project as a whole being wrapped up by February. The project's delay in getting started was due to the determination during the summer that total replacement of the primary spillway pipe was required. Dam #3 (Lake Skyline) repairs are proceeding well and much farther along, with the slip-lining of the primary spillway pipe having been completed, and the project entering its final phase. Member access to Lake Skyline is expected to be restored by the end of November. Patrick also noted TLOA's involvement in the current North Fork Rivanna watershed ecosystem study, which is identifying impaired streams, including Quarter Creek upon which our impoundments sit. The goal is to learn how Twin lakes is affecting water quality and whether we can modify practices to reduce that impact.

Special Projects Committee Report given by Jean Weeks. Twin lakes had its first and very successful community yard sale in August, as well as a large item trash pick-up the following day. Both activities were paid for by the Association with no cost for participation. Future yard sales are planned, the next for Spring of 2019.

Communications Committee Report given by Patrick Moctezuma. The Board is committed to once again delivering newsletters every season- four annually- beginning in 2019.

The proposed By-Law amendments were presented for approval, discussed, and approved by a majority vote of the quorum assembled.

Question and Answer Period: open forum offered to all assembled.

Election of Board Members up for re-election: Patrick Moctezuma, James Hayslett and Melanie Morris. Approved by all. No dissent.

Adjourned at 9:45 pm

# **Twin Lakes Owners' Association Annual Meeting Roads Report**

**Summarizes Efforts from  
October, 2017 – November, 2018**

Here is a brief summary of all of the projects completed by the Road Committee since the last Annual Meeting held in October, 2017:

- Replaced nearly 50 stop signs and installed 5 sets of new entrance signs.
- Painted stop lines at all intersections.
- Removed 9 deteriorated metal/concrete private property signs at our entrances.
- Installed a wire gate at Lake Shenandoah access road & later repaired & upgraded it.
- Replaced culvert pipes on Carnation, East Daffodil, 2 on West Daffodil, Morning Glory Road, and Morning Glory Turn.
- Had Carnation / East Daffodil repair areas patched by paving company.
- Patched a hole in the road on West Daffodil left by water company construction.
- Excavated, cleared and reinforced two very large culvert pipes on Geranium.
- Installed new guard rails at the first big turns of both West Daffodil and East Daffodil.
- Removed trees blocking roads on Tulip after storm damage.
- Mapped all 80 TLOA-maintained culverts in the community & established a maintenance plan.
- Initiated six different road sanding sessions and one snow plowing session through the winter.
- Repaired 18 potholes throughout the community mid-summer.
- Assessed 15 areas damaged by bad storms and set up repairs for all. 12 of the 15 are complete as of this meeting date, with the remaining jobs being a culvert de-clogging on Jonquil, culvert repair on East Daffodil, and culvert replacement on Carnation. Repairs included culvert replacements (specified in bullet #5 above), culvert clean-ups, ditch lining, and sink-hole filling.
- Examined, measured, and prioritized road wear in case the budget allows for paving in 2018. As soon as possible we hope to pave Aster Road and Gladiola Road, the two cul-de-sacs of the eight remaining un-paved cul-de-sacs that are on the worst condition. Plus we hope to pave parts of West Daffodil, Geranium, Goldenrod, East Daffodil, and Morning Glory Turn as soon as the budget allows.
- We have cleared out about two dozen trees between street light and parking lot of Lake Skyline parking lot to enhance security and hopefully minimize illegal dumping.
- We have completed two community-wide trash pick-ups in 2018.
- We have sent out a letter to all community members asking them to help with water drainage issues in Twin Lakes by clearing their ditches and ensuring culverts are open and flowing.
- We have initiated a plan to keep Gladiola cul-de-sacs potholes filled with gravel as much as is practically possible until we can fund it's paving.

Here are a few things we are either working on or planning on this fall and winter:

- We have started planning for paving road patches on the 4 segments of road we had culverts replaced under and have set up a company to help fill these patches with gravel until we pave.
- We have started planning for guard rail repair on Morning Glory Turn and new guard rail installation on Morning Glory Road should the budget allow this in the near future.
- We have planned out one more round of pot-hole filling on roads we had hoped to pave this year but could not.