



## Twin Lakes Owners' Meeting

April 19<sup>th</sup>, 2016

7:05pm

Board Members present: Cliff Yager, Laurie Jacobson, Sue Lance, Anita Jwanouskos, Jean Weeks, Chad Denby, Ashley Artale & James Hayslette

Guests: Phil Alcock, Mr. Martin

### Guest concerns:

68 Sweet Pea- Cleaning it up. Asking relatives to help out and just want to have a couple of weeks. The Board granted a new deadline: May 9<sup>th</sup>, 2016.

318 Jonquil- Owner is not present. Laurie makes a motion we send him a letter letting owner know we are beginning the fines. \$10 a day up to 90 days. Ask him for a completion date. Jean 2<sup>nd</sup>. All agreed. Anita will work on the letter.

### Previous Minutes

- Should delete the number of our money owed. Laurie made a motion to delete that. Jean 2<sup>nd</sup>. 7 voted in favor and 1 voted against. Motion carries.
- Do we need to publish the meeting information with the HOA management companies? Should we remove AMPS and the 6pm Cathcart presentations for proprietary protection reasons? Laurie made a motion to delete this information. Jean 2<sup>nd</sup>. All agreed.
- HUD number for the modular home. That has been received from the builder. Some members asked to see the picture of what the house will look like. Picture has not been seen. Our concern is about modular homes in the community. Our lawyer said we are setting ourselves up for a problem if we don't allow people to build what they want to build, including a trailer, unless we change our bylaws. Technically, there are supposed to be no less than 3, but no more than 5 people on the committee, so Laurie is concerned about not having enough voices to help. Chad will help out with the committee. Ashley will be willing to help out also. Laurie also.

Laurie makes motion to approve March's minutes. Chad 2<sup>nd</sup>. Motion carries.

### Treasury/Finance Reports

Money Market \$242,768.91

Lakes & Dams \$ 48,450.57

Checking \$ 1,085.70

Bills: RCC \$ 83.58

CenturyLink \$ 64.34

Pot holes cost \$ 800.00

- Mr. Rich's check did get cashed.

- Ms Rawlings- The Balancing Act is looking at the statement issue. She is waiting for her statement.
- Mountain Lakes Water is paid in full.
- O'Campo- The Balancing Act was under the impression that the lawyer would be taking over, but it's now straightened it out. The Balancing Act will be taking over. **Cliff will be double checking this with the attorney.**
- Review of Ashley's & Laurie's information between APMS and Nest. Laurie makes a motion on having a property management company. James 2<sup>nd</sup>. 6 vote for. 2 abstentions.

All those in favor of APMS. 4 in favor

All those in favor of Nest. 2 in favor

And 2 abstentions.

Motion passes with APMS as the approved Property Management Services.

NOTE: The Board did a very good job checking out our options and seeing what would work best for our community.

Anita makes motion to accept treasurer/finance committee report. Laurie 2<sup>nd</sup>. All agreed.

### Roads

- Stop sign replaced on Peony & Jonquil.
- Bids for cul-de-sacs & roads. Contacted 6 vendors. 4 contractors rode the roads to see what work needed to be done. 3 responded with bids. (Peony, Dahlia, Marigold and Phlox with some work on Jonquil and West Daffodil). We want to post on the website the dates when the roads will be paved.  
Cliff makes a motion that we vote on the proposals. Ashley 2<sup>nd</sup>. All agreed.  
James made a motion to accept the bid from SL Williams. Ashley 2<sup>nd</sup>. All agreed. \$57,600 on the contract. Maybe they can fit in fixing up Dandelion. They will also fix potholes on the way into the fix.
- Morning Glory Turn section will need a lot of work (need culverts and will need to set a new base, etc). Mundie has looked at this and can give us a quote for the culvert drainage issue. We won't be able to pave it this year as we would need to let it settle. **Sue will call Mundie about how much it might cost to grade it and gravel it.**
- Still waiting for Mikey's to finish up the work on cutting back the brush. They have not been paid yet.
- Snow removal bill yet? No. **Sue will contact him to see how much it is.**
- Trash has been cleaned up a little bit. So the Sheriff went through. Mike can do it for \$200. Let's table it for the next time.
- Speaking of trash. Time Disposal has the smallest trucks and so it's best to keep them so they don't damage the trucks. **Laurie will call and confirm that we are still with them and want the same discounted rate.**

## Architectural Report

### Emails:

- Lot U8- wants to put in a new house. Signatures of approval provided to builder.
- Larkspur- Temporary POD in place while building a permanent shed (impact fee paid?) Anita will double check to see if they still have the POD more than 30 days.

### Letters:

- 705 Jonquil- Burn Barrel
- 68 Sweet Pea- Unsightly/Unkempt
- 318 Jonquil- Non-matching Shed
- 363 Jonquil- Some leaves cleaned up, but still some on hill that blow down into the ditch

## Lakes and Dams

- Laurie reached out to Bander Smith about fixing riser pipe on Lake 2. Bander Smith might be interested in. He'll reach out to other people.
- Laurie will reach out to Dan Hamrick to see if the precipitation law affects us. Some counties will get relief and some might not. We might not have to have our water level as high as we thought we did. What the contractor will be doing is a temporary fix. Mundie might bid on this. James asked if we can just put a ditch in place so we don't have to spend the money on this fix. We were told we have to get this done this spring. Laurie and James will get back with us next month, maybe sooner on this.

## Website

Chad has noticed some spam. He will work on that.

Graphic about road repairs so people can visualize it.

Submissions through the website.

- Welcome packet for new families into the committee.
- One resident noticed Sheriff been effective asking people to not park near bus stops.
- Possible bulletin board about services available.
- Noise issue with dogs barking. New supervisor might be taking action on this in the county so we might get some help with that.
- Doublewide on Larkspur has appliances, mattresses and looks junky. Ashley said she will ride by to see.
- Goldenrod house has branches down that need to be clean up.
- Sweet Pea has a mailbox that is very far back.

## Newsletter

We have news now, so we should put one together. Include information from APMS about them. If anyone has anything, please send to Laurie. Keeping it positive.

## **Secretary's Report**

### **Email:**

1. Emails about Morning Glory Turn and the home being built there. Responded.
2. Suggestion from owner in the subdivision on HOA Property management companies- He suggested Management Service Corp. I passed this onto the rest of the Board and thank him for his thoughts.
3. Email from other state owner about financial info. Told them they have the wrong HOA.
4. Email about a community yard sale. I answered and said we will look into it.
5. A couple of emails for the Balancing Act from realtors. All forwarded on.
6. Email about building a fence & having chickens. I answered this.
7. Lots of junk email comes into regular email box and also the new Improvement Request Form put on the website. Appears to be Asian names. Deleted from account

### **Calls:**

1. 3/24/2016 Call about letter regarding shed(s) not matching house. Asked us to call him back. Asked Cliff to give him a call.
2. 4/09/2016 Call for Cliff about postage meter inquiry. Passed it onto Cliff. Waiting to see what happens at this meeting
3. 4/19/2016 Inquiry as to whether a resident can hold a yard sale. Called back and told them they could if they made sure all signs posted are removed and there is no parking on the streets.
4. 4/19/2016 Call for Ashley Artale from Law Firm of Early and Powell to sign Certificates of Satisfaction for a property in Twin Lakes so checks can be disbursed to the organization. Cliff will contact the lawyer about why we have to remove the lien. Why is the state saying we have to release these liens? Who is responsible for paying these foreclosure liens? Shouldn't the bank who is trying to sell the house be responsible for this cost?

### **Letters:**

Letter to 705 Jonquil about a burn barrel.

### **Location Visit:**

Carnation- 2 houses with culvert/drainage issues to decide on letters or not. Holding on letters right now.

## **Old Business**

Meeting with the lawyer. Our bylaws are so out-dated. We need to work on that badly. There is suggestion of \$1800 to work on the bylaws. It's almost as bad as the finances, so we need to look at this. The lawyer did not know anything about Cherry Hill Civil Action. Larry Snow said we need to go to the Circuit Court to see if they know anything. Our lawyers are working on several cases for us. They are on automatic renewal. We haven't gotten a bill. We could send in a 30 day notice to terminate. We'll have to see if a retainer (\$1800 a year) would be a better route to take if we need their help. We'll have to see what happens with APMS. It would be good to have the attorney look at the contract with APMS. Cliff makes a motion to keep the lawyer at this time. Laurie 2<sup>nd</sup> it. All agreed.

122 Petunia, 703 West Daffodil is set to go to foreclosure auction.

## **New Business**

There are some realtors say they are not getting the disclosure packet from The Balancing Act. Sue will check with The Balancing Act to see if she still has disclosure packets. Possibly put watermark on bylaws on PDF on the website?

Community yard sale. Not at this time.

Cliff makes a motion we adjourn. Sue 2<sup>nd</sup>. All agreed. 9:56pm