

## **TLOA MEETING MINUTES 4/18/2017**

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Bill Freels, Brad Miliauskas, Jean Weeks, Patrick Moctezuma, Jane Garton and Andrea Constant of APMS by phone

ABSENT: James Hayslett

### **COMMITTEES:**

- Chad: Website, Roads, Architectural, Bylaws, Newsletter
- Sue: Architectural, Roads
- Jean. Bylaws, Fundraising, Door-to-Door
- James: Roads, Architectural
- Laurie: Bylaws, Newsletter, Lakes and Dams, Architectural
- Patrick: Secretary, Lakes and Dams, Fundraising, Bylaws
- Bill Freels: Roads
- Brad Miliauskas
- Philip (Volunteer) Architectural, Minutes
- Jane Garton: Secretary

### **CALL TO ORDER: 7:08 pm**

### **GUEST(S):**

- Philip Alcock minutes volunteer

### **GUEST CONCERNS & COMMENTS:**

Neil – Balancing Act ledgers discrepancy with past monies owed.  
Private matter to be discussed between the resident and APMS

### **VOTE FOR NEW SECRETARY**

Jane Garton for new Secretary

Patrick requests that a new Secretary be voted-in. Motion forward, Laurie. Seconded Patrick. Approved by all

## **APPROVAL OF PREVIOUS MINUTES**

Motion Forward: Chad; Seconded: Patrick, Motion Approved: By all.

## **TREASURER'S REPORT & APMS FINANCIAL REPORT**

- Sun Trust \$172,567.83
- Alliance \$122,511.83
  - March bank statement not received, so there was no report. It will be e-mailed later in the week.

Motion Forward: Chad; Seconded: Laurie, Motion approved by all

## **ROADS REPORT**

- Construction on Morning Glory Turn base work completed. Surfacing yet to be completed
- West Daffodil roadwork started, but phone line cut. Mundie's construction on hold until repairs can be made. School bus office notified immediately within the hour of the incident by Sue, so that parents can be made aware/notified of the problem by the Greene County Public Schools department of Transportation
- Two small repairs to begin soon: Golden Rod and one on West Daffodil
- Spring Paving: first week in May committee member drive thru to study priority sections of roads to report to the board. Request quotes (Newly leveled section on Jonquil for sure and some cul-de-sacs). The extent of work will depend on available funds
- Road Signs: Big project and urgent. Bill to spearhead this project
- School bus, parents parking safety issue still a problem that needs a solution. (To be discussed further under Old Business)

## **ARCHITECTURAL REPORT**

- Ride around in early May to check the community in case there are additional violation notices needed. Next phase of past violations to begin, including fines.
- Community rules to be updated this month.
- Patrick to investigate building ordinances and codes. Note: No county flood plain ordinance currently exists. Jonquil Road: dangerous dogs. Several complaints and people are scared to walk in that area. Local law enforcement is aware of the problem. Website is designed to help residents communicate complaints and concerns efficiently and anonymously
- Discussion to make all rule violations have fineable consequences acceptable by law Patrick motion forwarded. Bill seconded. Motion approved by all
- Trash on 44 Jonquil home construction a problem for the community, especially with windy weather.

## **LAKES AND DAMS REPORT**

- Amicus Road: bridge brook at very high level. Beavers have been trapped since the fall of 2016 and are still currently being trapped. Twin Lakes webpage to have an announcement stating that residents can now report beaver sightings online or by phone

## **NEWSLETTER**

- New rules published in newsletter and to encourage homeowners to contact APMS with problems and concerns, so that the board and management company can be made aware and can address
- Dog issue to be included in the newsletter
- Residents creating brush fires becoming a problem. Fire department recently called twice in the same week to Twin Lakes. Several other incidents in recent years resulted in extensive damage to neighboring property. Newsletter to include precautions and to remind residents of the law and new HOA rules regarding burning

## **WEBSITE REPORT**

- New spring photographs/images
- Updated regularly, recently focused on lakes and dams, as well as road reports and road closings for road work

## **BYLAWS/LEGAL REPORT**

Committee

Jean, Laurie, Chad, Patrick

- Wages have been garnished from some residents for delinquent dues
- Laurie Motion to employ Private Investigator to locate a delinquent resident. Patrick second. All in favor.

## **OLD BUSINESS**

- Reserve Study\* meeting on April 12. The study is required by law to protect the community (\*Type of Slush Fund for Twin Lakes). Report due first week in May and recommendations to protect the community's financial stability
- First Warrant in Debt process to begin first week in May
- Filling of liens process streamlined and now underway

- Water company report headed by Patrick as to quality, infrastructure what happens to the community if there is a problem, etc. Patrick will lead and pursue the issue.
- School bus problems for road closure due to cut phone lines on West Daffodil - previously mentioned in the Roads Report.
- Issue of parents parking on the roads. Laurie talked to the School Bus Service Director at the Greene County Public Schools department of Transportation to discuss better develop options of how to better pick-up children from school safely, such as designated turn-around areas and pick-up spots/bus stops that are safe for everyone. The Sheriff will be involved with illegal parking. Laurie, Sue to meet with the Director. (Note: 296 children in Twin Lakes)

#### **NEW BUSINESS**

- Chadwick Lawyer bill to be paid. Laurie motion. Patrick Second. Approved by all
- Homeowner concerns with past Balancing Act ledger discrepancies with monies owed.

**Next HOA Meeting Tuesday May 16**

**ADJOURN: 9.30 pm**