



Twin Lakes Owners' Meeting

August 16th, 2016

7:00pm

Board Members present: Laurie Jacobson, Chad Denby, Sue Lance, Jean Weeks, James Hayslett & Anita Jwanouskos

Guests: Phil Alcock, Terry: APMS (via telephone), Bill Freels, Patrick Moctezuma

Guest concerns:

Patrick came to the meeting to join the board, if available. Patrick has access to a computer data base of the residents which is updated quarterly. He pulled out 723 consumers within our community. Completely independent of the APMS list. Shows additional info on the households that we could potentially use to contact them. Going to compare the two different data bases. AMPS received about 93 owner contact cards back thus far. Wondering if anyone updated online? Laurie will ask.

The Moctezuma's listed their house on Morning Glory. Banks have created a data base called Equator to help them sell the houses owned by the banks. The banks will use this to find out who is the contact for that house. If APMS already has access to knowing who the contact is, then we might not need this. Laurie will have to follow up with APMS to see if they do.

Roads committee: Morning Glory Turn- Lot (S-11 is flooding and S-12 is where the culvert is) we have a culvert that is blocked up and causing flooding in the yard. Chad will go check it out. Trying to find out the amount of money available and also prioritizing what needs to be done within the community.

Previous Minutes:

The amount owed to the lawyer was \$1,734.84, not \$17,348.40. Sue makes a motion to approve. James 2nd. All approved.

Treasurer's Report:

As of 7/14/16 Collected about \$10,000.00. As of today we've collected over \$13,000. Terry will send you the updated financials for the end of July.

Bills- Bander Smith and Ruckman Engineering bills need to get paid. Which account? Lakes and Dams account.

Also, need to pay APMS. Taken about \$2,000 from the Alliance. They'll be all caught up by the end of August.

Roads Committee

-SL Williamson paved the wrong part of Jonquil and they also shorted us on distance pave. Credited us \$5,800 for the errors. Still a good relationship with them. SL Williamson also gave us a good contact for small paving jobs if we need it.

- Plenty of potholes to work on. Met with a man who can do this work for \$25 an hour. Wants to use milling for the potholes. He has a good technique to use that. It would be better for us to have it a set amount rather than an hourly rate. We could have him do some of the work and base our pay based on what he can do. He would put the millings down, wet it and tamp it down. He also has a heating process that will give it a stronger bond. Milling is \$15 a ton.
- Working on estimates from Morning Glory Turn. (16,860 and 5,000 to fix that back road) Chad just met with another contractor who had different ideas on how to deal with it and it might not cost as much than Mundie is suggesting. Roads committee will need to meet to see which option will be best.
- Gardenia project to divert the creek so it won't erode the road (\$5,500 estimate to fix that from Mundie). He will change embankment so water flow will change, cement collar to protect it and bank it differently. Roads committee will review and ask us to vote on it after the committee has discussed.
- Dam 3 Access Road repairs for grading, gravel and paving would be \$1,350. \$1,775 for parking lot too. There is a dry hydrant down there that fire department can use, so it's important to keep it in working order.
- West Daffodil issue is another we need to consider. A culvert that the fire department can blow out for a donation.
- Trying to make home owners aware of how their property affects our Twin Lakes property and roads and holding them accountable. Also want to let them know what type of solutions are out there.
- Gravel on the road again after the storm last night. We'll address it again next newsletter. Get the message out there and then if it persists, then we can send another letter. Some disagreement on this view as the gravel is a problem. Especially concerned about the new pavement put down. The board just expects the owners to push the gravel back onto their own road and off ours. So we will have to take pictures of these violations and send them to Andrea so we can follow up. Chad will do southern half and Laurie will do northern half.
- If Andrea could find excavators to do work for us. They may be busy now but maybe next spring.
- Bid for snow plowing from Mikey's Trucking. Same as last year. \$2,500 a push ever 4 inches. Spread salt and sand when requested. We buy the salt and sand. He has different trucks and they spread out. We will be on the top of their to-do list when it snows. Should we get 2 more bids? Protocol depends on if we are happy with the service. Any way we can ask him to not push into the driveways. Possible to put snow in the middle of the cul-de-sac rather than out to the side. Sue will ask him to try and be aware of it. Maybe he would be willing to do some plowing for the home owner's individually? James makes a motion to accept the bid. We will ask him to not push excess snow into driveways. Anita 2nd. All in favor.

Architectural Committee

- Gravel Letters
- We've given Mr. Martin some more time to work on the violations on his property. AMPS will follow up if it is not taken.
- Deconstructed house on Iris. We think APMS sent a letter.
- Pile of junk on Jonquil. APMS was going to send a letter to remove the pile of debris. No continuous foundation. It's the house which has no siding.

Lakes and Dams

- Bander Smith finished the job on Lake 2. Looks really good! Had to be done to stabilize the bank of the dam.
- No idea on what is going on with the beavers. No calls recently.
- Wondering about doing a fund raising committee for the lakes. What about selling items? Tax implications and have to pay taxes like a business. Or what about finding a foreclosed home and

investing in it for recreational or vacation uses for our community? We do not need a special use permit on any of our lots. Fundraising would foster a community spirit. Patrick would be happy to help Laurie with the letter to Rob Bell as he said he had some contacts.

-Jean had an idea of each house in our development. Would be nice to put together with our database. Maybe Google Streetview has it.

Newsletter/Website

-Mention that if people would like to volunteer to help their neighbors, we would love to have a list of people who can help out neighbors who might be disabled or not capable of doing some work that needs to be done.

-Outline is started (annual meeting, brief letter from President, bullet points of what the Roads Committee has done, Lakes and Dams Report, welcome to AMPS, bylaw update, what has been accomplished this year, trash pick up from Sheriff's Dept, paying dues just got easier, call out for new board members, mention gravel issues, fishing permits available, please stay informed: one avenue is Twitter account). APMS will send it out by the end of the month with the annual meeting announcement. APMS will try to send it out to everyone? Have to be conscious about who the reader is: owner or resident. Andrea will proof it.

-Will post a notice about the Lake 2 repair. Will post the PDF.

-Twitter account is active again.

-Wanting to add road map to website so people can see what is happening and also add information about any issues, such as potholes.

Bylaws/Legal

-Committee worked on it for 4.5 hour recently. Working very diligently to get bylaws updated. Thank you to the committee members who were able to make that meeting.

APMS Report

-Bander Smith will get paid.

-Positive reaction to APMS. Only one or 2 have been ugly. People wanting to pay their bills.

-Sent out delinquent letters as that is how it was classified by The Balancing Act. A few people were upset. Just going to send out statements. Learning lesson that a letter about how much an owner owed should have been sent rather than a delinquency letter.

-Andrea will be here at the next meeting. Anita can't make it.

Old Business

-Ashley Artale issue is closed. The \$50 The Balancing Act charged as a lien fee covered the lien satisfactions. Nobody knew that. We had taken the money to release the liens, but they weren't actually released.

-When there is a foreclosure, the dues owed for the property should be paid by the owner who takes over the property. APMS is going after any of the people/banks who have these foreclosed properties.

-Fishing permits ready. APMS can print these out. Can add requests to the website and Twitter

New Business

-Laurie went to the library. We can use it for free for the annual meeting. Not huge, but can probably hold about 50 people. Reserved it for the 3rd Thursday in October.

-Roosters in the neighborhood. If we can tell there is a rooster at a property we can send them a letter that if we get complaints then we will have to act on it. Then what is the point in having rules? Not clear cut. Some rules are developed due to complaints. That's why we came up with that rule. We can

hold off for now until we get complaints.

-Vote for Patrick joining the board. Anita makes a motion to accept Patrick to the board. Jean 2nd. All agreed.

Executive Session

Anita made motion to adjourn at 9:53pm. Sue 2nd. All agreed.