



Twin Lakes Owners' Meeting

February 16th, 2016

7:06pm

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

Guests: Phil Alcock, Terry Weaver & Andrea Konstant from Association & Property Management Services, LLC (APMS).

Terry and Andrea presented what services they can provide for our Home Owners' Association. If we go with a property management company, The Balancing Act, will not take us back. It would be good to compare ALL we pay to The Balancing Act.

We should get another quote from another bidder. Chad will contact someone he knows and Sue will contact The Balancing Act to see what Barbara can do. We don't know if she can do all that these companies can do, but we need to ask.

Financial Reports

Money Market \$216,007.97

Lakes & Dams \$ 46,948.24

Checking \$ 1,147.09

2 Bills: Treasurer of VA- \$150.00 & \$300.00

BG Powell- \$225.00

Chad makes a motion to pay the bills. Jean 2nd. All agree.

Secretary's Report

Email:

1. 1/22/16 Email about condition of Phlox Road and also about snow removal. Also brush (forsythia) blocking view to get out onto Carnation. Wants HOA dissolved. Doing no good. Absurd amount of dues and getting nothing for them.
2. 1/31/16 Bus incident email.
3. 2/8/16 Email about pothole on Goldenrod, about 100 yards from Geranium. It's about 24" wide and 20" deep.

Calls:

- 1/20/16 Phlox Rd called about road condition
- 1/22/16 Phlox Rd (different phone number) about snow plow removal.
- 1/25/16 Snapdragon resident called about putting sand down (done that day)
- 1/31/16 Peony- potholes in road
- 2/4/16 Calling to get liens released for new home owners. The owner's agent, called The Balancing Act and got that rectified.

Letters:

- ___ Jonquil- Certified Letter returned for non compliant shed
- ___ Jonquil- Leaves still in the ditch (weather)
- ___ Jonquil- trash can moved from end of road
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- ___ Jonquil- trash can moved from end of road
- ___ Jonquil- trash can moved from end of road
- ___ Jonquil- moved trashcan a bit more into yard

School bus incident at the end of January 2016. We found out it is illegal to park on the road. It is a safety hazard. The Sheriff is willing to enforce this. Children should be walking to the bus stops. Or parents can walk with them if they're concerned for the child's safety. We should get the locations and times of where the bus stops are for the Sheriff's office. Sue will speak with one of the drivers to see about locations and times. Laurie will call the school district about this also.

Architectural

Approved 1 shed on Larkspur approved. \$100 impact fee needed as it will be permanent.

Lakes and Dams

Lake 2 is not draining. Might be a problem with Lake 1. Maybe beavers too.

State Certifications coming due. Approved to pay those bills.

Bander Smith called back about Dam 3. They are willing to work with us. If we can come up with so much for deposit and material, then pay for so much when they do the work and then when they complete the work. Option to spread it out over time. Would like to do the work in the fall ideally. There is a conference in March Bander Smith is going to, as well as Dan Hamrick, so they will learn about any new regulations or relaxation of regulations at that meeting and will get back to us.

Roads

We really need to work on Morning Glory Turn down by the creek. The road is so bad it may not be passable for fire trucks to get to the fire hydrant.

Cliff wanted to know how much he could spend on getting roads fixed. Priority is cul-de-sacs. \$80,000 budget.

Website

Important announcements on the website. Especially need to get information on there about the annual meeting, why it was rescheduled, etc.

Anita makes a motion we adjourn. Sue 2nd. All agreed. 10:03pm