

TLOA MEETING MIUTES: 2/20/2018

PRESENT: Chad Denby, Patrick Moctezuma, Sue Lance, James Hayslett, Melanie Morris and Paige Stough (APMS); Jean Weeks, Jane Garton by conference call.

COMMITTEES:

ARCHITECTURAL: Sue Lance, Chairman; Chad Denby, Jane Garton, James Hayslett and Melanie Morris

FINANCE COMMITTEE: Patrick Moctezuma, Chairman; Chad Denby, Sue Lance, Pam Laird and Mike Laird

BYLAWS: Chad Denby, Chairman; Jean Weeks, Patrick Moctezuma, Pam Laird

SPECIAL PROJECTS: Jean Weeks, Chairman; Pam Laird and Melanie Morris

LAKES and DAMS: Pam Laird, Chairman; Chad Denby, Patrick Moctezuma, James Hayslett and Jane Garton

COMMUNICATIONS/WEBSITE: Chad Denby, Chairman; Pam Laird, Jane Garton, Pam Laird and Mike Laird

COMMUNITY REGULATIONS: Sue Lance, Chairman; Chad Denby, James Hayslett, Patrick Moctezuma and Jean Weeks

REGULATIONS/RULES: Melanie Morris

CALL TO ORDER: 7:03 pm

GUEST(S):

- Peggy Eppard – homeowner Re: trash container compliance
- Greg Mazuranic – homeowner Re: shed issue on Dalhia Rd.
- Laura Cohnlas - homeowner
- Heidi Sikorski – homeowner
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APPROVAL OF JANUARY, 2018 MINUTES: No changes, Motion forward: Patrick Monctezuma and seconded by Jean Weeks, Motion approved by all.

TREASURER’S REPORT & APMS FINANCIAL REPORT:

1. SUNTRUST: \$ 989.90
2. ALLIANCE: \$ 64,595.51
3. RESERVE: \$177,184.33

Message from President, Patrick Moctezuma: Buck stops here. Formalize agenda and priorities.

Present: email s/3/4 goals would like to see in next year.

Like to add Melanie Morris to the ARB and Regulations/Rules committees.

Propose to have a Lakes and Dams committee meeting next week. (this was changed to 3/6/18 @ 7pm)

Change name of Budget Committee to Finance Committee.

Transfer funds for loan payment (\$5,125.00) from operating account to reserve account monthly.
\$10,606.55 in budget reserve until loan payments start would begin.

Application being prepared for loan to present to Mr. Small for dam repairs.

APMS REPORT: Paige has reported there have been 2 rounds of liens recorded. Accounts are considered delinquent after 60 days. Recommend we send letter to homeowners regarding fallen trees and cleanup.

ROADS REPORT:

Stop signs placed in cement at (7) intersections of Twin Lakes to prevent tampering. Old signs have been extracted and delivered to the dump!! James and Chad rode around to map every Twin Lakes owned culverts for first time in history with plan to start maintaining all of them twice per year and after each big storm. We are waiting for quote from landscaping company on cost of mowing and landscaping for the year.

ARCHITECTURAL REPORT: Garage/shed built on Dahlia Rd. will not have ARB approval. We cannot have it removed but can become an issue when and if property is ever sold. It will show as a violation on ARB disclosure ARB form has been denied.

LAKES AND DAMS REPORT:

Everything is holding steady and we need to complete forms for extension on permits. Justin reports there are no current signs of beaver activity. Will check on this again in the spring. Inspection for lake #2 scheduled for January 23, 2018 with Dan Hamrick. In anticipation of getting loan from Alliance Bank, what do they consider past due. How much do we have to get off the books: ie. Bankruptcy, foreclosures, Balancing Act carry over older than 5 years old, unrecoverable debts, etc.

BUDGET COMMITTEE REPORT:

Need to decide on the amount of "right off" of delinquencies due to foreclosures and bankruptcy to clear up our financial health with the hopes of securing funding to repair the dams.

COMMUNITY REGULATION REPORT:

Monthly community inspections done today by Paige and Chad. About 12 new violations noted, with about 60 total active violation in the community.

COMMUNICATIONS:

Propose to have newsletter out in 2/3 months and start sending out quarterly once again. Hope to get out in spring. Still low website traffic, keeping up with announcements about roads and storms.

BYLAWS/LEGAL/RULES REPORT:

A motion was made by Chad to add a new rule to the Community Regulations rule that outlines the new quarterly assessment payment and late fee schedule. Jane seconded the motion and it was approved by all.

OLD BUSINESS:

School bus issue to remain until meeting with Greg McGowan.

NEW BUSINESS:

None

ADJOURNED: 9:45 PM