

# **Twin Lakes Owners Association**

## **Board of Directors Meeting Minutes: 2/21/2019 v.2**

PRESENT: Patrick Moctezuma, Chad Denby, Sue Lance, Jane Garton, Peggy Keens and Paige Stough w/APMS

### **CALL TO ORDER: 7:00 pm**

**GUEST(S):** Pearl Hawk – presented pictures of recent accidents at her property in last 3-4 months. Would like to request a guardrail or some sort of barrier to protect her property. Looking for some sort of compensation for loss/damage to her trees.

**PROXIE(S):** None

**APPROVAL OF January 24, 2019 MINUTES:** Motion to approve made by all.

Patrick announced that the office Wi-Fi is now set up, granting connectivity for better use of online and remote resources in the future.

### **COMMITTEES:**

#### **FINANCE**

**TREASURER'S REPORT:** For reporting purposes, the SunTrust and Alliance accounts have been joined together and referred to as the "Operating account" (OPR)

1. OPR: \$ 56,001.16
2. RESERVE: \$158,033.51

APMS is ready to file certificates of satisfaction for accounts paid.

TLOA has scheduled a roundtable meeting with APMS on 3/8/2019 to discuss financial accountings and reporting to HOA. Possible improvements to budget comparisons, ARB applications and APMS initial response/procedure and ARB approval violation policy. Request for alternate proposal regarding disclosure packet fees.

#### **ROADS REPORT:**

Our current urgent focus is on Aster Road, which as a wide area mid-way down the road from what appears to be erosion due to salt run-off from the adjacent driveway, as well as a long trench that has formed over the past several months due to heavy rains. While we wait to see when it will be possible to invest the \$15k it will take to pave this road, we are bringing in our landscaping company to fill in the areas with gravel and grade things down the best he can. Ideally this could keep things stable until funds have accumulated. We are working on this as soon as possible.

We were asked by our guest tonight to consider installing a guard rail or at least reflective posts at the bottom of the first big hill on West Daffodil. Cars are frequently running off the road in that area and creating an expensive hazard for the resident in the area. We will be seeking quotes for guard rail work in early spring when we seek quotes for both the re-installation of the guard rail on Morning Glory Turn as well as a new section around the hairpin turn of Morning Glory Road. As a likely more affordable alternative, we are also seeking a quote to install wooden posts with reflectors to serve as a visual guides at both locations we are considering new guard rail installation.

Our landscaping company is just about to start work to install a metal grate over top of the culvert inlet at the entrance to West Daffodil. This will include forming a cement collar and a locking mechanism for safety and easy of cleaning.

Our landscaping company is also in the process of providing quotes to carve out proper V-ditches along site the road on East Daffodil, just down from the intersection with Geranium, as well as on Morning Glory Turn, just up from the intersection with Jonquil. In both of these locations water is flowing towards the road and carving out holes in the road. We can't fix those holes until we fix the water flow.

We continue to keep the culvert replacement project on Carnation Road on hold, as well as some other similar projects that we just don't have the funds to pursue at this time. There is also no major plans for paving this year as things currently stand, aside from possibly scraping together the funds to pave our very worst road, Aster cul-de-sac.

### **LAKES AND DAMS REPORT:**

**Dam #3** repairs are now complete. Only waiting for Viola to do a final inspection. Motion made to announce lake is now open to residents of Twin Lakes by Jane Garton and seconded by Peggy Keens, approved by all. The dam itself must remain off limits until it is "stabilized" by grass growth, and the permits and construction contract (Bander Smith) will remain open until then as well. This will take several months at least.

**Dam #2** is now in the process of repairs. There have been some surprise inspections from the State for corrective issues. Rocks are being placed in the "plunge pool". Access road in place to reach repair area, stabilized and major repairs have begun.

Lake bed remediation (vegetation/silt) will be addressed by separate contract and needs a definitive estimate on costs for silt removal.

Sign has been placed to advise public of the restoration project, at our sign emplacement on Amicus Rd.

**Dam #1** has a valve issue to be corrected. Water got in the box where the hydraulic pump is located.

We ask that anyone who sees any debris around the cages, **please do not try and remove** the debris but report it to the committee so we can attend to it.

We have contacted someone to remove the beavers and dams from lake areas. A motion to approve the fees/cost for current tasks (removal of dams/beavers near the Amicus Rd. bridge and a community survey) was made by Sue Lance and seconded by Jane Garton and approved by all.

### **COMMUNICATIONS:**

Deadline for our winter newsletter is 3/1/2019

Website visits were 57 in 37 days. Visits have doubled since last year and all sites are up to date. We are in the process of refreshing and enhancing our site which is about 90% complete.

### **RULES & BYLAWS:**

Violations are on the decrease. APMS is to take action on outstanding cases with maxed out fees. Violations committed **without prior ARB approval**, we have to pay a \$50 fee, even if approval has been given after the fact. Ongoing violations will be billed **\$10 per day** after the third warning letter has been sent to the homeowner.

We are in the process of initiating two new rules with regard to proposed construction. **One:** is that there be no septic pipes allowed to cross any streams as this can be hazardous to our lakes if any damage or breakage were to occur to these pipes; **Two:** is that a dumpster is to be placed at all construction sites to collect building debris.

**SPECIAL PROJECTS:**

We ask that residences please keep vigil to any crime or suspicious behavior being witnessed in our neighborhoods and report to the Sheriff's office as soon as possible. It has been reported that there appears to be possible drug deals happening at Lake #3. We would also like to identify areas where speeding seems to be a real problem.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**ADJOURNED: 9:30 pm**