

TLOA MEETING MINUTES 6/20/2017

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Jean Weeks, Patrick Moctezuma, Jane Garton and Andrea Konstant (APMS)

COMMITTEES:

ARCHITECTURAL: Chad Denby, James Hayslett, Laurie Jacobson, Sue Lance

BYLAWS: Chad Denby, Jean Weeks, Laurie Jacobson, Patrick Moctezuma

FUNDRAISING: Jean Weeks, Patrick Moctezuma

LAKES and DAMS: Laurie Jacobson, Patrick Moctezuma

NEWSLETTER: Laurie Jacobson

ROADS: Chad Denby, Sue Lance, James Hayslett, Bill Freels

WEBSITE: Chad Denby

CALL TO ORDER: 7:06 pm

GUEST(S):

- Philip Alcock,
- Terry and Neil Beigle

Before the Board started the meeting, we heard from homeowners Terry and Neil Beigle of 265 E. Daffodil Rd. regarding violation notices on their shed. This became a very lengthy and extensive discussion which ended in the decision that the Beigles would paint their shed to try and make it more presentable to the neighborhood.

APPROVAL OF PREVIOUS MINUTES

Motion Forward: Sue; Seconded: Laurie, Motion Approved by all

NEW COMMITTEES FORMED

Laurie suggested that we need to form two other committees: **Community Regulations**, including volunteers Laurie, Sue, Chad and Patrick; and **Budget Committee**, including volunteers Patrick (Chairman) Bill, Sue, Chad and Jean. The vote to add these two new Committees was approved by all. It was also discussed that the **Architectural Committee** needed 5 members, so Jane volunteered to join the committee. Laurie suggested that they have a budget committee meeting as soon as possible.

TREASURER'S REPORT & APMS FINANCIAL REPORT

- SunTrust \$168,985.05
- Alliance \$ 93,786.71
- Reserve \$ 6,001.03

- Suggested we keep \$20,000. In Sun Trust Account
- The SBA loan balance of \$8,835 has been paid in full
- \$3,533 was paid for combined insurance but \$1,547 will be refunded in order to honor their first quote we signed
- Discussion of advantages and disadvantages of keeping money in SunTrust or moving bulk to Alliance Bank. It was decided to move \$160,000 from SunTrust to Alliance
- Look to see if there are any other banks that might be offering “no fees”
- Motion Forward: Andrea; Seconded: Patrick, Motion approved by all

ROADS REPORT

- Construction on Morning Glory Turn base work completed. Surfacing yet to be completed. Chad is still in the process of obtaining quotes for paving. The extent of work will depend on available funds and which area will take priority with the goal to have the paving completed by the end of the year. It may have to be just 3 cul de sacs plus roads costing, approximately \$173K. It is suggested to have a 3” base for the cul de sacs and roads with 1.5 or 2” base. Need to decide on AC Fox or SL Williamson based on final estimates.

- West Daffodil (both sides) and Goldenrod repairs have been completed

- Road Signs: Big project and urgent. Bill is still collecting information. Also cost for wood posts versus metal posts. It was suggested to get bulk of signs from one company and small signs from another source based on cost.

- Chad has received a quote from DBI for a minimum cost of \$3,000 and from Maco for \$1,800 to add the needed guard rail on W. Daffodil where road was repaired which needs to be done before any paving takes place. Agreed to go ahead with Maco.

Patrick made a motion to accept and Jane seconded; approved by all.

ARCHITECTURAL REPORT

- We will do monthly ride arounds with Andrea to check the community for violations before notices are sent out. This is necessary to make sure everyone is in compliance with Twin Lakes’ rules and regulations. With their last ride, over ½ of the homeowners have **complied** with last month’s letters sent out. There were over 100 violations and issues last month.

LAKES AND DAMS REPORT

- We need to keep at least 20% of our money in the Reserve Fund in order to qualify for a loan

- Two posts w/cable have been installed across the opening to prevent ATV riders from gaining access to the dams. Cost was approximately \$475.

NEWSLETTER

- Laurie proposes to have the newsletter ready now by end of July.

WEBSITE REPORT

- Chad reported that the website appeared to be used twice as much as last month

BYLAWS/LEGAL REPORT

- Andrea has done 10 warrants in debt and the court date has been set for July 26.
- Expecting review of new "Rules" documents back from our lawyer by next Board meeting

OLD BUSINESS

- Patrick prepared a letter to Larry Lamb to obtain information regarding water, infrastructure etc.
- Still need to meet again with School bus Director regarding the school bus stops.

NEW BUSINESS

- New committees formed to review and vote on new Committee Rules and Regulations.
- We will begin the process of obtaining quotes for brush cutting along the roads
- Patrick suggested a possible community yard sale to be held in front of dam off Amicus Rd.
- Thoughts to raising dues by \$10 per quarter

Next HOA Meeting Tuesday July 18, 2017

ADJOURNED: 9:45 pm