



Twin Lakes Owners' Meeting

March 15th, 2016

6:08pm

Board Members present: Cliff Yager, Laurie Jacobson, Sue Lance, Anita Jwanouskos, Jean Weeks, **Chad Denby** & Ashley Artale (via telephone) (James Haysletter at 7pm) (Ashley Artale at 7:22)

Guests: Phil Alcock, Wayne Powell, Larry Lamb, Shannon Garrett, Donald Vogeley, Jennifer Linkous from Cathcart Property Management. (Bill Rich, Heidi Sikorski, Gordon Uglow at 7pm)

Donald Vogeley and Jennifer Linkous here to present to us about their property management service from Cathcart. Executive session about presentation.

Regular Meeting Starts (8:18pm)

Guest concerns:

Bill Rich owns new home at 279 West Daffodil (Lot A17) 2 weeks ago sent in check. Not been cashed. Heidi also had that happened. Call The Balancing Act and they will follow up.

Larry Lamb asked about combining lots. Get it done through the county. Then submit the combined plat to the Board by 9/30 so we only charge for 1 lot, not 2 in the November billing.

Would you plan on doing this property management company without the membership voting on it? We don't need membership to vote on it. If we do go with this, we will let everyone know about it. How much will we have to pay if we accept a management company to do this work? If they can collect the money, then we can afford to do the property management route. If things can get done, then the owners will be happy to see this. What we are paying our bookkeeper now is right in line with what the property management company is offering. Suggestion to cap on how much you spend with each company. The contracts would have limits? Yes. Also we can opt out? Yes. We can let them know about complaints and they can try to rectify the problem. Also checked with Community Group- they are not interested in taking us on. Nest Realty is another we will check with. They've sent us a 4 page data page. We need to set a deadline to vote on.

The dry lake is starting to grow trees. Can we get these trees taken down? We bought in to this community due to the lake and we are angry. The engineer said the vegetation will die when it fills back in.

Previous Minutes

Chad makes motion to approve. Ashley 2nd. Motion carries.

Financial Reports

Money Market \$243,704.83

Lakes & Dams \$ 48,449.35

Checking \$ 1,145.77

No Bills

\$82,415.00 was collected in January and February.

Anita makes motion to accept treasurer's report. Chad 2nd.

Roads

Mundie quote for the repair on the culvert (Jonquil?). \$6,105.00 and \$1,500.00 for concrete inlet. Total cost \$7,605.00. This repair needs to be done quickly as the road can cave in when it starts warming up. Concrete inlet cover not necessary, but it will help protect it more permanently. Costs a little more, but it will last a lot longer. Netting and riprap would be about \$1,000. Concrete \$1,500 So for \$500 getting better quality. Anita makes a motion to accept the Mundie bid and move forward with the contract. Laurie 2nd. All in favor. Motion passes.

Road paving, got a quote from SL Williamson (Dahlia, Marigold, Phlox and Peony, with 400' of West Daffodil and 350' of Jonquil. On cul-de-sacs will put down stone, compact, place 2" layer of asphalt. Jonquil and West Daffodil they will put a tack coat down and then 1 ½ inches on top). \$57,600. Waiting to get more quotes. Going to have 3 bids. Sue riding with Virginia Paving tomorrow.

Architectural Report

Emails:

Lot U-8 on Morning Glory Turn wants to put in a new house. Waiting for plans for approval. Sue called and asked for HUD (Housing of Urban Development) number for Lot U-2. If we get the HUD number, then we vote yes. If we don't get the HUD number, then we vote no. We can allow a modular if it meets our specifications. Question about why Architectural committee isn't making the decision. Rules and Regulations gives the committee the ability to approve. Should stand by the Rules & Regulations. We will. Architectural Committee will make decision to approve or disapprove. Regarding Lot U-8, Architectural Committee will base approval on picture and also HUD number.

Larkspur- Temporary POD in place while building a permanent shed (impact fee paid? Not yet)

25 Sweet Pea will be converting porch to year round room- no action from committee needed

128 West Daffodil will be putting a new metal roof on the house- no action from committee needed

251 Morning Glory Road will be paving driveway- no action from committee needed

Letters:

820 Geranium- Leaves in the ditch causing problems with drainage. Home owner complied. Follow up letter thanking owner for taking care of problem.

68 Sweet Pea- Unsightly/Unkempt- 2nd notice. Hearing date 4/19/16

318 Jonquil- Non-matching shed. 3rd notice. Hearing date 4/19/16

363 Jonquil- 2nd notice to clean up leaves going into ditch.

Secretary's Report

Email:

1. 2/22/16- Tree fell during the last storm across Petunia. Asking for it to be cleaned up.
2. 2/28/16- Receipt from The Balancing Act requested

Calls:

1. 2/19/16- Call from 139 West Daffodil- Cars parked on street during storm and also speeding. About took this woman out. Called back twice and left messages both times. Parking we can take care of if she lets us know. Speeding/Unsafe driving is Sheriff's responsibility.
2. 2/19/16- Someone interested in buying property in TL. Inquiring about being part of HOA. Called back and left message.
3. 2/19/16- 174 Goldenrod- Can't pull trashcan back from end of road right now as she is on crutches due to a broken foot. When she is off crutches, she'll do so. Called back and left message that we understand, hope she is better soon and we appreciate her attention into this issue.
4. 2/28/16- Clayton Homes calling about putting in a home. Called back and gave them information on where to send application.
5. 2/28/16- Larkspur- Using a POD while shed is being built. Called back and told them where to send plans for shed and approved POD use for 30 day period
6. 3/11/16- Clearing on the sides of the road. Only did left side. Called back later, disregard, clearing right side now and cleaning up. No follow up needed as owner said to disregard previous message.
7. 3/11/16- 322 East Daffodil called concerned about trash being thrown out on the roads by cars. Anything we can do about it? Also website looks GREAT!!! Love pictures. Called her back and told her about effort to get prisoners in here to clean up trash. Also made suggestion to rest of the board about signs to remind people to not be litter bugs.

Lakes and Dams

Laurie will talk to Dan after the conference to see if anything has changed for Dam 3. Regulations may have changed.

Dam 2 we will need to find a contractor to fix the collapsed pipe. We have it all in writing what needs to be done.

Website

Got the rough version of the 2011 minutes on the site now. Also with the new bylaw regulations on there. Chad comparing still to make sure it's all corrected.

Newsletter going to be in order, especially if we come to a decision about a property management company.

We should put on the website we are getting quotes on roads.

Old Business

Cliff has touched base with the attorney. They have reactivated the delinquent accounts and are working to collect those dues. Cliff will be meeting with the attorney on the 25th at 10am. Over in Ashland. Their seminar is 16th of June.

Disclosure packet is only sent out from the Balancing Act in the printed version. The Balancing Act does not have an electronic version. It's the 2011 version that the Balancing Act is sending out. We could announce it in the newsletter that the 2011 version is the up-to-date version.

Asking Mike to see about him picking up trash. Mike will give us a quote on this. Laurie called the Sheriff will bring prisoner's out. How about Boy Scouts? How about a community clean up day? Tried that, no volunteers.

First time offer. We should hold off until we decide about a property management company. We have a rough 3rd bid, but it's so much more expensive. We should look at the 2 different proposals side by side. Discussion about the 2 companies we have interviewed. Cathcart wants a couple of items we have as priority. **Chad will send that to Cathcart.**

New Business

House on Geranium was bought by a new owner. He never had to pay an assessment fee as it was paid by previous owner. House is vacant now. Barbara says he has not paid his 2016 assessment. An example of how we are losing dues to not knowing where the house owner is.

Cliff makes a motion we adjourn. Jean 2nd. All agreed. 9:50pm