

**Twin Lakes Owners Association
Board of Directors Meeting, March 28, 2017
Minutes**

(Minutes Abbreviations: MF= Motion Forward, MS= Motion Second, MA= Motion Approved)

PRESENT: Chad, Laurie, Sue, James, Bill Freels, Brad Miliauskas and Andrea by phone

COMMITTEES:

- Chad: Website, Roads, Architectural , Bylaws, Newsletter
- Sue: Architectural, Roads
- Jean. Bylaws, Fundraising, Door-to-Door
- James: Roads, Architectural
- Laurie: Bylaws, Newsletter, Lakes and Dams, Architectural
- Patrick: Secretary, Lakes and Dams, Fundraising, Bylaws.
- Bill Freels
- Brad Miliauskas
- Philip (Volunteer) Architectural, Minutes

CALL TO ORDER: 7.10 pm

GUEST(S):

- Philip Alcock
- Andrea from APMS
- Neil Beigie
- Jane Garton- wishes to join board.

GUEST CONCERNS & COMMENTS:

Neil Beigie: Shed conformity questions and concerns with HOA rules. Board will review the issue and get back to him.

APPROVAL OF PREVIOUS MINUTES

MF: Laurie MS: Chad Motion Approved: By all.

TREASURER'S REPORT & APMS FINANCIAL REPORT

- Alliance \$118,987.50
- Reserve fund \$ 1000.61
- \$175,340.49 in Sun Trust Account
- SBA Loan \$32,697.09
- Currently, delinquent homeowners down to 100
- Online pay dues working well
- Various delinquent home owners negotiating payment with APMS
- End of May collection of remaining delinquent dues pursued aggressively

MF: Chad MS: Laurie Motion approved by all

ROADS REPORT

- Potholes filling completed. 45 potholes total
- Morning Glory Turn repair due to MLWC damage completed. Charged back to the Water Company, with accompanying letter sent.
- AC Fox will repair Morning Glory turn, work to start this week.
- West Daffodil Rd culvert, and Golden Rod culvert to be repaired within 2 weeks: school buses, post office and residence will be notified by APMS
- Parents parking on side of road at school bus stops are still a concern. Sheriff may be called to address the issue. Board will revisit the problem and will likely install signs at a later date as part of the road sign project.
- Motion to approve AC to repair Morning Glory Turn \$ 8,150.00 and \$1,440.00 Shrub removal MF: Laurie MS: Sue Approved by all

ARCHITECTURAL REPORT

- Shed approvals needed by HOA from residents, letters sent to homeowners to comply...ongoing issue. Rules clearly stated in Twin Lakes Bylaws.
- 44 Jonquil construction debris to be removed by homeowners

LAKES AND DAMS REPORT

- \$150 certificate renewal for Lake Shenandoah due
- Precipitation report for all 3 lakes required by the state, \$750.00

NEWSLETTER

- Newsletter for print and mailing aimed at end April/beginning of May

WEBSITE REPORT

- Updated regularly, recently focused on lakes and dams, as well as road reports

BYLAWS/LEGAL REPORT

Committee

Jean, Laurie, Chad, Patrick

- Lawyers contacted for correct procedure regarding the updating of HOA legal documents to better comply with State Law and to more economically conduct community business .

OLD BUSINESS

- Reserve Study* meeting on April 12. The study is required by law to protect the community (* Type of Slush Fund for Twin Lakes). Laurie will arrange and email time and place to the board.

NEW BUSINESS

- 70 liens filed for delinquent accounts this month (approx. 100 total already this year)
- Warrant in Debt also a viable option (Advised by our lawyer).
- New collection Attorney for APMS and may be used by the Board shortly
- Bus driver ran into basketball hoop leaning into the road, which broke bus window
- Gun shots in the community is an area of concern
- Where does our community water come from? Board to investigate this important issue.
- Jane voted on board. MF: Laurie MS: James Motion Approved by All.

From last month:

- HOA to investigate selling the one lot for Lakes and Dams account-Patrick will investigate.

EXECUTIVE SESSION

Next HOA Meeting April 18th, 2017.

ADJOURN: 9.25 pm