



Twin Lakes Owners' Meeting

May 17th, 2016

7:04pm

Board Members present: Laurie Jacobson, Sue Lance, Jean Weeks, Chad Denby, Ashley Artale, James Hayslette & Anita Jwanouskos (via telephone)

Guests: Phil Alcock, Andrea Konstant (via telephone) & Terry Weaver (via telephone)

Guest concerns:

Property line is built from the center of the road within Twin Lakes

Previous Minutes:

No changes

Sue motioned to approve. James 2nd. All approved

Elections:

Cliff has resigned from his position. Therefore, we need to have elections. Laurie will move up to President. Jean nominated Chad for Vice President. Vote done and approved to have Chad as VP.

Treasury/Finance Reports

Money Market \$236,284.18

Lakes & Dams \$ 50,201.76

Checking \$ 2,413.23

Bills: Mikey's Trucking for snow plowing for the whole year \$ 10,830.00

Anita makes motion to pay the bill. Ashley 2nd. All in favor.

Finance report reviewed. \$275,000 delinquent right now. Ashley put forth a written report of foreclosed houses and other houses being sold/bought, etc. First time we've had this report. 414 Morning Glory Turn paid \$3,515 owed from the bank and Ashley was able to get the money.

The Balancing Act has been contacted and trying to get the information for the mailing list from the backup file from the Quickbooks. Ashley has gotten Excel file from lot #s & names. The Balancing Act uses Sage for the accounts receivable. We need to get the rest of the information from The Balancing Act. It's the law. If we need to we will have to get the attorney involved to get the information we need. Suggestion was made to not pay The Balancing Act until we get the information. All agreed to not pay until we get the information requested. Discussion about cut off deadline on salary to The Balancing Act. We have paid her for past dues for April. Options we could use to get action from The Balancing Act: an audit (testing everything above a certain \$ limit). An audit is very expensive. Other options: CPA review (not as in depth as audit. No opinion) or reserve study (compile the information, financial statements, etc). Reserve study can be expensive too. Reserve schedule is something APMS can do too,

which analyzes community assets. Need to get copies of the bank statements as far back as you can go. Sue has all the bank statements all the way back to 2000 in Quickbooks.

Roads

SL Williams will start on or about June 15th, 2016. Chad will put a notice on the website so people who live on those roads are aware of it. We'll try to get notification out to the affected people. Sue will follow up with SL Williams on June 1 to make sure they were on track with schedule. We should get a copy of their liability insurance.

Morning Glory Turn. Mundie is going to look at it and give us a bid for graveling the bottom part of it. Potholes there. Don't want the same person doing pothole repair. Didn't do a good job on jobs we had him do. We're trying to find decent contractors to do this particular job. Would be nice to do a couple times a year. AMPS would need a list of projects we have going on and clear direction on what we need. When APMS goes to pick up the financial material, she can do a drive thru to see what needs to be done, such as replacing the stop signs, speed limit signs, etc.

Architectural Report/Rules

AMPS will take this over as soon as they can get a customer list and accounts receivable list. They can then can keep track of what is happening and note it. Anita will forward her information from the last month or two. Chad will CC APMS in also on the GoDaddy emails.

68 Sweet Pea- Still not cleaned up. We should send a reminder letter that he can't just cover it up. It has to be cleaned up. Anita will do this. Extend the deadline.

318 Jonquil- Anita will send him a letter that we appreciate his cooperation, no fine. Keep up the good work.

Emails:

- 700 Jonquil Road wants to put in a fence in back yard. 4 feet high, wire fence. Approved: Owner Notified.
- 51 Blue Bell wants to put in a fence in back yard- 6 foot wood privacy fence. Backs up to Columbia Gas Line. Will be within easement limitations mentioned on Columbia Gas Line Website. Approved: Owner Notified.
- An owner wrote about 15 Begonia. Grass is growing out of control. Anita wrote back and asked if this was an ongoing issue, month after month, year after year, or is it due to the high amount of rain we've been having? Wanted to have my facts straight before launching a letter. He has not replied. Ashley says house up for sale-probably why the grass is so long.

Letters:

- 318 Jonquil- Non-matching sheds. Work has been done. Have not sent a follow up letter yet.

Lakes and Dams

Bander Smith got us a bid about stabilizing the outlet on Lake 2. They sent a copy of the liability insurance. The riser pipe will be replaced and it will be part of the first part of the repair. \$34,800 to do the work. Proposal good for 30 days. Work should be done in 1 week (with weather permitting). Sue makes a motion to use Bander Smith to get this job done. Motion passes. **Laurie will call.**

Still waiting to find out if we are under the new precipitation law. Waiting to hear back from Dam Hamrick about that. Dan had surgery recently.

Beavers-Considered a nuisance animal in VA. Have to destroy them. Can't relocate. Mr Riddle will get rid of them for free. He has a silencer on his gun so it won't cause owners fear. Mr. Coleman can trap them for a fee. Then we have to destroy the dam. Mike can do that. **Chad can post on the website.** All agreed to have Mr. Riddle do this deed. **Laurie will call him.**

Website

- Minutes uploaded.
- Only 1 website submittal
- Will announce APMS.
- Will announce new President, Vice-President
- Need volunteers for the board.
- Check the address on the website.
- Will add the email for Andrea.

Newsletter

Laurie will include one page to go with the APMS announcement.

Secretary's Report

Email:

- Request for Disclosure Package 229 Begonia. They confirmed receipt of the package from the Balancing Act.
- Request for Disclosure Package from 335 Larkspur on 5/10/2016. Closing coming up. Not sure who is taking care of this: APMS or The Balancing Act. Forwarded to The Balancing Act.
- Email about picking up trash. Forwarded onto the rest of the board.
- Email requesting a map of Twin Lakes for selling purposes
- 3 or 4 Emails from a community out in the state of Washington about different HOA issues. Replied to all that they had the wrong HOA.

Calls:

- 318 Jonquil calls. Cliff did have conversations with him.

Letters:

- Letter to 318 Jonquil. Painting has been done on sheds to have it match house.

Location Visit:

- None

Old Business

New Business

List of rules Chad put together. Jerry Wright is working on the bylaws too. Sent these rules Chad put together. Should take about 2 weeks.

- Nuisance Animals
 - Examples of bad animal behavior from an HOA in California. Would like to adopt more clear and concise language. Isn't there a way to have our own rules about how this is handled? County laws put one owner against another owner.
- Debris in culvert
- Trash in common areas
- Must keep up driveway so it doesn't drain onto our roads
- General noise ordinance
- ATVs
- Incomplete Structures
 - Discussion about grandfathered properties.
- Cut the brush. If we do a 6 foot cut, we could have Mike do the 6 foot bush hog. Much easier. Mr Riddle is also interested in this if we want to look at bidding. Decided that it needs to be a rule and if we need to do it, we will review how we will be doing this. Laurie has question for lawyer about right of way when we need to do work on our property. If we get to the point where we need to work on someone's property, we need to go through the notices about the work that needs to be done.
- Trash cans removed from the end of the driveway
- Mailboxes placed according to USPS specifications
- No solicitation
- Discussion about home businesses/noisy businesses. Andrea (APMS) will think about this and how to address it.
- Mobile homes, trailers, doublewides, etc. If it is modular, would need to make sure it is up to HUD standards and fits roof pitch qualities.
- Trash pick up on their property

Discussion about items APMS needs to get started up.

Trash pick up. We can fine people for not picking up the trash. But Mike can do it twice a year. Cost about \$200. Jean will look into Adopt a Road.

Terry and Andrea left call. Executive Session

Chad makes a motion we adjourn. Laurie 2nd. All agreed. 9:50pm