

Twin Lakes Owners Association

Board of Directors Meeting Minutes: 10/16/2018

v.2 Approved 10/29/2018 (5 votes)

PRESENT: Patrick Moctezuma, Chad Denby, Sue Lance, Jane Garton, James Hayslett and Paige Stough w/APMS (by conf call)

CALL TO ORDER: 7:00 pm

GUEST(S): None

APPROVAL OF September 18, 2018 MINUTES: Motion to approve made by Jean Weeks, seconded by Sue Lance and approved by all.

FINANCE:

TREASURER'S REPORT:

1. SUNTRUST: \$ 2,161.91
2. ALLIANCE: \$ 46,221.50
3. RESERVE: \$244,270.18

Draw request made today (10/16) to Alliance to pay invoice to Bander Smith for construction work on Dam #3 of \$165K and should be deposited in our account by days end.

Proposal by APMS regarding our monthly fee of \$2,800: Disclosure packets for sales are \$250 of which the HOA gets \$100 of that fee. In lieu of the monthly statement, (which is up for renewal and possible increase) APMS proposes to keep the fee of \$250 and the \$100 which would come to the HOA will go toward our monthly fee.

30-day late fee letters will go out October 30, 2018. We will review in December to see impact of fees. Question if we should try personal calls for collection of past due fees. Any write offs will be done annually in December.

For accounts payable, we need to approve invoices. If APMS is billed directly, they need to forward invoice to the HOA for review and payment. Invoices with a 30-day term, after review, they are to be paid immediately.

LEGAL:

New liens are in the process of being filed and some certificates of satisfaction for debts paid.

ROADS REPORT:

We have now completed 11 of the 15 contracted projects that we identified in early June after the big storms hit. Of the 4 remaining repairs, the Carnation culvert repair has been estimated to cost significantly more than originally expected and is currently on hold until we have fully assessed the other 3 remaining repairs to be safe. We are trying to utilize funds allocated for roads as best we can by waiting for as many projects to be fully estimated as possible before deciding on totally replacing a 5th culvert as this time.

The paving of the 4 repaired culvert areas will be done as soon as possible, but must wait at least a month after the last culvert is repaired so that things may settle properly. We have an estimate from SL Williamson of \$2,500 per culvert and will be seeking a second estimate from AC Fox before making the final decision. We plan to get this work done before the asphalt plants close for the winter.

We also hope to replace the piece of guard rail on Morning Glory Turn removed for recent culvert repair, as well as potentially add new guard rail around the big turn on Morning Glory Road. However, this slightly optional expense is on hold until repairs to both dam and road repairs are complete and we know just how much money is left in the Reserve Fund to comfortably spend this year.

LAKES AND DAMS REPORT:

Dam #3 slip line is now in place and waiting for the grouting to be completed and should be finished by the end of this month.

Dam #2: no mobilization yet. We have made a 10% down payment for this repair work. Waiting on construction materials and soil testing.

As soon as construction starts, we will be putting up a sign so that our members will know what is going on and it will be up for 30 days. "Lake Shenandoah Restoration". Motion to approve the sign by Jane Garton, seconded by Sue Lance and approved by all.

COMMUNICATIONS:

In the last 30 days the site has gotten a total of 328 visits with 76 coming from within Ruckersville and 29 from Charlottesville. Of the 76 visits from Ruckersville, 54 were new visitors – which is great.

Newsletters to be mailed on October 17, 2018.

RULES & BYLAWS:

Inspections were done today. Chad will be updating the current list of violations, past and new and general trends. Violations are gradually decreasing.

ARB application for a fence at 71 Geranium has been approved.

SPECIAL PROJECTS:

Communal yard refuse burn was not approved due to potential hazard.

Standardizing house number signs. To be discussed at next meeting

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNED: 9:45 pm