



Twin Lakes Owners' Meeting

September 20th, 2016

7:10pm

Board Members present: Laurie Jacobson, Chad Denby, Sue Lance, Jean Weeks & James Hayslett

Guests: Phil Alcock, Andrea Konstant & Barbara Rich

Guest concerns:

Barbara: New to the community. Concern about drainage. Easement questions. 279 East Daffodil Rd. New Home: Flooding of garage, major builder problems over drainage and home construction. Owners want to submit plans for a new garage and fence to HOA and will get engineer report and plans for both drainage improvements and garage/carport.

Wants a Caution Children At Play or similar disabled sign near to her home as there is a major concern over speeding and safety of school children – homeowner can install sign if necessary.

Previous Minutes:

Sue makes a motion to approve. James 2nd. All approved.

Treasurer's Report:

ACCOUNTS & APMS REPORT

- August and July comparison. Moved \$12,300 into Alliance Account from Suntrust, \$11,000 into Operating Account.
- \$71,275 on loan still left. Andrea/APMS recommend paying off perhaps \$1000 month or paying off completely. Chad: \$10,000 a month for 7 months+. Check penalty on prepayment. VOTE: To pay off loan at \$8000.00 for 9 months and can pay off more at a later date if HOA has the funds available. Laurie makes motion, Sue 2nd. APPROVED by all present.
- Income for August \$21,000.00. Money in, Money out - details see APMS ledger.
- Now no more credit card fees for the HOA.
- Collected \$37,546.00 in last 4 months.
- Delinquency report submitted.
- Starting this year, 2016, no more dues will be waived for board members' service.
- Warrant in Debt procedure discussed and a sample top 20 worst debt offenders served, if necessary, by APMS- letter sent to offenders first before serving.
- Budget for Annual Meeting, Sue to call Terry at APMS

Roads Committee

- Dam 3 access road graded and gravel filled starting shortly
- Gardenia access road culvert pipe will be repaired
- Pot hole repair still on hold until estimates collected.
- Speed bumps considered and estimates to be collected

- Lower and upper Morning Glory Turn quotes to be collected
- West Daffodil pipe clearing/blowout, possible new pipes may be best idea. Quotes needed.

Architectural Committee

- Begonia Road: fence in front of house. This is not allowed – will have to remove if already installed and put in back.
- 68 Sweet Pea: unsightly unkempt property. More correspondence with pictures mentioning fines.
- Aster Road and 44 Jonquil Rd: garbage issue. Need pictures before letters are sent.
- People have cleared up gravel. 247 Morning Glory Rd still has an issue.
- West Daffodil Rd: brush cleared by neighbor Randy Lamb on Golden Rod, though not his responsibility. Responsibility is that of the home owner who was sent a letter.

Lakes and Dams

- Beaver issue not resolved. Mr Riddle is not reliable. Laurie to call one more time or trapper will be employed.
- Fundraising Committee sign-up at Annual meeting.

Newsletter/Website

- Newsletter printed, mailed and received
- Annual Meeting announcement package to be mailed this week.
- Maintenance and Info seasonal e-blast from APMS
- Advertising possibilities for the website suggested.
- Announcement of Annual meeting on Tuesday 18th October posted.

Bylaws/Legal

- Bills unreasonable and not according to agreements. Billed and no service.

Old Business

- Stop Signs
- Child at Play
- Sign poles at 5 main entrances with main Twin Lakes notices
- List to APMS for signs

New Business

COMMITTEES

- Chad: Website, Roads ,Architecture , Rules Newsletter
- Sue: Architectural, Roads,
- Jean. Bylaws, Fundraising, Door to Door
- James: Roads, Architectural
- Anita: Architectural
- Laurie: Bylaws, Newsletter, Lakes and Dams
- Patrick: Lakes and Dams, Fundraising

Laurie made motion to adjourn at 9:40pm. Sue 2nd. All agreed.