

Call to Order

18 proxies, 9 present (1 couple showed up at about 7pm- not verified)

Announcements * (Encourage all to visit web site in order to keep up with the latest news and announcements)

- 1) Annual Dues to increase from \$350 per year to \$400 per year
 - a. Had voted in 2013 to increase in 2015 by \$20 each year for 5 years. We never enacted it. Thought it best to do a one-time hike for now and keep it there for as long as we can.
- 2) New Convenience Fee for credit card payments will be 5%
 - a. We realized this past year how much we were paying to the credit card companies by accepting credit cards. While we recognize the convenience of them, it was costing our HOA money. Therefore we voted to pass this cost onto those who utilize it. Checks, Cashier Checks and Money Orders are welcome.
- 3) Brush-cutting to continue for entire community
 - a. This will be done when the leaves are off the trees.
- 4) We will vote later on proposed Bylaw changes (see handout)
- 5) Please volunteer to help your community – sign-up sheets for new committees (Welcome Wagon, Clean-up, and Fundraising/Event Planning)
- 6) President & Vice President resigned.
- 7) Opening on the board if anyone wants to volunteer

Treasury Report -- Sue Lance, Treasurer

Money Market	\$85,803.79
Lakes & Dams	\$33,295.35
Checking	\$ 513.24

Committee Reports:

Roads – Sue

\$87,690- paving (MGT, Cul-de-sac on E. Daffodil, Carnation and fixed potholes that they could get to, snow removal & ice melt).

Need to get side roads fixed still, hope to focus on that next year. As well as a few places on West Daffodil and maybe Jonquil. It all depends on money.

Culvert problem at bottom of hill on Jonquil. Need to keep that clear so we don't have it erode the road away. Water was going over the road. James has ideas on how to fix it.

Architectural – Anita Jwanouskos

Only 1 house being built recently

Been focusing more on letters to owners to have them stay in compliance. Some react quickly, some don't do a thing. We certainly don't want to fine them, but we need them to comply somehow.

Lakes and Dams – Laurie Jacobson and James Hayslett

Lake Greene is restored and finished. Special Assessment accomplished that.

Dam #3 is still high hazard. Completed all design and modification reports done. Have alterations permit for construction. So we just need to find funds to get work accomplished.

Dam #2 is still in limbo. There is a new problem. The spill pipe needs to be worked on. Going have to hire a construction company to build up a collar around the spill way. A large log blocked up the pipe and caused the problem. (James had pictures of the damage.) It is cordoned off. The engineer says this work doesn't have to be done right away as we are through the big rain events of the summer. We will start getting bids to do this work. Laurie has a copy of the work that needs to be done for whoever wants to bid on the work (paper copy and electronic). One of the owners reminded us the failure of the outlet pipe happened in February, so don't take for granted the winter weather. We're not giving up on fixing this lake completely. Still searching for options.

We are going to get about \$10,000 from the state, which covers 50% of our engineering costs. Still waiting to get that. No more engineering costs predicted at this time, only construction.

Newsletter – Laurie Jacobson

Nice newsletter last time. Many pleased with it. We did get a lot of newsletters back. People disappear and don't leave forwarding address. Hard to find them.

Next newsletter will be in end of Jan. and beginning of Feb. Always soliciting for articles, information, advertising: \$35 for business cards, \$50 for quarter page. \$100 for half a page. Full page is available if anybody wants it. Advertising also available on the website.

One of the owners was concerned about the dues increase not being mentioned in the newsletter. Some people don't have access to computers, so they were surprised by the increase when they received the billing. We were going to announce at the annual meeting before the billing came out, but we didn't have a quorum, so that is why we didn't get it announced beforehand.

Web Site – Chad Denby

Website created by Chad about 2½ years ago. It contains all our announcements, bylaws, rules, meeting minutes, newsletters & various methods to communicate with the board. Recently added concern/suggestion form. Sites visited by about 220 people in last month, 3,400 over the last year. Constantly changing & always open to suggestions on how to improve the site.

One of the owner likes the pictures. Is there a way we can have owner's donate a picture? Chad could do that. He could have it rotate on the Home Page. It holds up to 50 photos, so if we have more we can work on an area for storing those.

Bylaws – Vote by Membership on Proposed bylaw changes:

Article VI- Meetings Section 3 unanimously voted to change to read:
"The Board of Directors shall meet monthly on the third Tuesday of each month..."
Reasoning behind it was so Chad Denby, our website manager, could be at the meeting. We thought it was important for him to be present so he understood what was happening for the website.

Article IV- Duties of Officers Section 1 unanimously voted to change to read: "Shall, with all due diligence maintain paved roads throughout Twin Lakes, with an emphasis on entrances and main arteries, as well as lakes and dams, and all common areas on an as needed basis as financial circumstances permit."

Reasoning behind this change was because it says we will do the work twice a year and we can't necessarily promise that. We can only do it when we have the money.

Article IV- Duties of Officers Section 1.e. unanimously voted to delete. Reasoning behind this deletion is due to the language about a roads committee fund because the fees to have a separate roads committee was too expensive (\$20 a month) when the amount was too low.

Election of Board Members:

- 1) Sue Lance- All voted yes
- 2) Anita Jwanouskos –All voted yes
- 3) Chad Denby – All voted yes
- 4) Cliff Yager- All voted yes
- 5) Ashley Artale- All voted yes

Question and Answer Period

We had mentioned in the 2013 there would be an increase in dues of \$20 per year for the next 5 years (making it \$100 total when it was said and done), but that didn't happen. So we decided to just go for a \$50 increase so it will be stable for a little bit longer.

Brush Cutting- Home owners are supposed to be keeping this cut back. Are we going to be fining those who have not cut this back? Pass that cost onto them? We did have the first contractor keep track of which lot needed the work. But our attorney said we can't charge them after the fact. We have to decide if this is something we are going to have to do on a regular basis. If we do, we could state we will pass this cost onto them if we give advance notice. It's been 10 years since we've done it last and it's gotten out of hand. In the past, they did it 6 feet back and also picked up the trash.

Snow Plowing- people parked in the road during snow plowing. Stays there for days. Please contact the Sheriff's Dept if they are parking in your yard and leaving the vehicle, especially without your permission. We can tow them if they are in the way and this will cost the owners to go pick it up. Also there are people who are cutting the corner too short on Jonquil and Amicus and tearing up the yard of the home owner there. We suggest calling the Sheriff's Dept if you find out who is causing the damage. Also, if you can get a hold of us via the website, we would be happy to help you fix things up if you need some physical help.

Adjourn at 7:38pm