

TWIN LAKES OWNERS' ASSOCIATION

2017 ANNUAL MEETING

OCTOBER 17, 2017

Call to Order at 7:05

Welcome

Laurie Jacobson, President, Introduction of the current board members.

Roll call and proxy count: Quorum attained and verified

Introduction of Sheriff Steve Smith who wanted to update us on any issues in the county and take questions of any concerns. Offered to help set up a Neighborhood Watch program. Jean Weeks has offered to help get this started.

Approval of 2016 Minutes – approved by all

Manager's Report given by Andrea Konstant

President's Report given by Laurie Jacobson Reported on all the projects and improvements.

Speeding issues, speed needs to be posted at 25mph in order for the sheriff's office to issue any tickets, white lines are actually required at the stop signs where cars are supposed to stop!

Treasurer's Report given by Sue Lance: SunTrust Bank - \$12,038.94

Alliance Bank - \$125,302.79

Reserve account - \$104,325.99

Architectural Committee Report given by Sue Lance. Two houses currently being built on West Daffodil. One is near completion and the other one only has foundation. Should be done and ready for sale before years end.

Road Committee Report given by Chad Denby. This was an extensive report as to conditions of roads, ones that have new surface and ones hopefully to be done in the spring. Culvert issues and repairs done to date. **See attached report**

Budget Committee Report given by Patrick Moctezuma. This explains reason for increase in dues. **See attached report**

Lakes and Dams Committee Report given by Laurie Jacobson. We are in hope of Lake Shenandoah (Lake #2) repair being completed by spring. We have been in talks with the bank to obtain a loan to help with this work and if we can get our dues and collections up higher, the

bank will consider the loan. This is the purpose of our Reserve account which is required for all homeowner associations and unfortunately this had not been established in the past. Lake Greene (Lake #1) has been repaired, trimmed brush around the perimeter and now looks very good. Eventually, there will be additional repairs needed to Lake Skyline (Lake #3) to bring it up to required standards. We are required to have the lakes/dams certified every 6 years.

Newsletter Report given by Laurie Jacobson. Apologies for lack of/delay of the newsletter. So many changes taking place, putting together the Community Regulations and New Rules changes has taken much longer than anticipated but wanted to make sure all the information was included regarding improvements, changes and upcoming improvements were out to all home owners before this annual meeting. Hopefully in the future there will be at least 3 newsletters per year.

OLD BUSINESS:

Still trying to come up with a solution on bus pickup spots as some areas it is overcrowded with automobiles and creating potential accidents, parking along side of road is making ruts. We plan to review this again with the School transportation department.

As you can see, we have done extensive brush cutting along all the roads for better access and propose to try and do this a couple times a year.

NEW BUSINESS:

Question and Answer Period open for discussion from homeowners:

1. Issues with streambeds on East Daffodil and Geranium. Homeowner suggested to have an erosion study for impact after the brush cutting
2. Homeowner on Geranium expressed concerns from flooding
3. Homeowner at 257 West Daffodil expressed concerns from violation letter regarding junk cars and burn barrel
4. Discussion regarding committee bylaws and rules changes.
5. Pam Laird has expressed an interest to join the board which will be reviewed at our next monthly meeting

Election of Board Members:

Motion to elect all 4 board members: Chad Denby, Sue Lance, Bill Freels and Jane Garton. 2nd.
Approved by all. No dissent.

Adjourned at 9:45 pm

**Road Committe Report
Twin Lakes Annual Meeting
10/17/2017**

2017 Projects

- Paving for a large portion of Jonquil Road as well as all of Zinnia Road & Dandelion Road
- Community-wide pothole repairs
- Paving patch on Morning Glory Road from water company damage
- Major repairs at bottom of Morning Glory Turn with 2 culvert pipe installations, gravel deposit, & grading
- West Daffodil culvert pipe replacement, guard rail repair, and paving patch
- West Daffodil culvert pipe outlet re-enforcement further down the road
- Goldenrod Culvert pipe replacement and paving patch
- Community-wide brush clearing including large tree removal
- Two community-wide trash pick-ups
- Two stream bed clearings of clogged culvert pipes
- Monthly mowing of entrances & large common areas
- Installation of three wire gates to prevent dumping and ATV access to lakes
- Gravel deposit and grading of Lake Skyline Access Road

Upcoming Projects

- Culvert pipe inlet & outlet re-enforcement on Geranium road is about to start
- Culvert pipe replacement on East Daffodil very soon and patch paving afterwards
- Community-wide sign replacement in 2 phases: entrance + stop signs & then everything else. phase 1 is soon and phase 2 will be in Spring.
- Community-wide culvert mapping, assessment & clearing. then establish contract for

future

- Spring / Summer general paving of as many of our deteriorated roads as possible including the unpaved, newly repaired area on Morning Glory turn and as many of our 8 un-paved cul-de-sacs as possible starting with Astor Lane

Twin Lakes Owners Association

P.O. Box 128, Quinque, Va 22965

FY 2018 Budget

The financial figures below have been determined by the TLOA Budget Committee and the TLOA Board of Directors to be the required expenditures for FY 2018, to meet the short and long term obligations of the Association, and have therefore been approved on this date: 11/23/2017.

GL Account Name	GL Account #	2018 BUDGET
Accounting	6704	\$225
Beaver Control	6151	\$500
Brush Cutting	6272	\$17,524
Cable/Telephone/Internet	6313	\$1,407
Electricity	6311	\$999
Lakes & Dams - Other	6153	\$127,279
Landscaping/Mowing	6261	\$16,000
Legal Fees	6702	\$10,000
Liability Insurance	6322	\$1,312
Management Fees	6300	\$33,600
Miscellaneous Expense	6701	\$10,000
Office Supplies	6554	\$246
Officer & Directors/Fraud Insurance	6324	\$2,550
Rent	6540	\$1,980
Reserve Pool	0000	\$61,500
Sign Repair & Maintenance	6279	\$500
Snow Removal	6245	\$25,000
Taxes & Licenses	6615	\$1,500
		\$312,122

Upon recommendation of the Budget Committee, changes have also been made by the TLOA Board to the annual membership dues beginning in 2018, to ensure the necessary revenue to meet the obligations above.