

## Twin Lakes Home Owner's Association Meeting

April 16, 2015 7:00pm

**In Attendance:** Sue Lance (SL), Laurie Jacobson (LJ), Carl Shifflett (CS), James Hayslett (JH), Anita Jwanouskos (AJ)

**Guests & Speakers:** Phil Alcock

**Guest Concerns:**

**Previous Minutes:**

Sue motions to accept the minutes. James 2<sup>nd</sup>. All approved.

**Treasury Report: Sue**

Money Market \$166,030.76

Lakes and Dams\$ 55,838.91

Checking \$ 1,295.43

**Bills:** No bills. Still waiting for snow removal bill. We think Bill might have it.

Anita makes motion to accept the treasury report. Laurie 2<sup>nd</sup>. All approved.

**Roads: Bill** (not available tonight)

**Architectural: Sue**

Pre-construction site meeting. We should meet with builder to go over where the house will be located, driveway, etc. We should change the bylaws to include prohibitions building on the flood zones. Let's discuss this next month.

**Lakes and Dams: Laurie**

Dam 1 is finished. The lake looks beautiful. It'll be paid for soon. Dan has to do a final report.

Dan recommends that we work on Dam 3. Showing the same problems as Dam 2. Doesn't want that to fail as well. Also Dam 2 needs to remain empty to help protect Dam 3 right now. We are good for 2 more years on Dam 3. He's getting together the design for the dam. The grant applications are coming due. We've gotten all the money we can get from the state. We came out with over 50% paid back to us from the state on previous work (from 2012 onward). We only have 1 bill from Ruckman for 2015. Dan is going to hurry and get us more billings so we can apply them to these grants. Laurie will complete the applications for 3 grants by May 1.

Bander Smith wants to help us with the other 2 dams. They will look at the designs and they will try to come up with a budget for us for the repairs which we can pay back over a few years. They have the

same pipe as they used on Dam 1, so it should be the same type fix as Dam 1. They are looking to expand their business and this work would look great on their resume.

Dam 1 will have a longer state certificate starting next year. This year it is conditional as the information sent into the state by VanDeLeer was done in March before he knew about the repairs. Once the dam is shown as regular, then the certificate should be good for 6 years. We need to do the Emergency Action Plan too in order to get the 6 year certificate.

Dam 2 is a conditional dam certificate still and is good for 2 years too.

#### **Newsletter/Website/Recreational Committee:**

Patrick resigned. He did a great job and we appreciate all his hard work.

Laurie is taking over the newsletter. In Mid-May a newsletter will go out. Laurie has gotten 3 advertisers. Will have to do the newsletter in black and white. Would love to budget so we can do it in color & for more mailings. With our budget, we can really only afford 3 newsletters rather than 4. Want it to look better so people read it. Carl mentioned a card in the newsletter that people would send back in for a drawing. Encourage them reading it. We should mention that we are short on board members or volunteers on a committee. Always good to reiterate information too so people understand, such as 1 nontagged car, keeping their property slightly, etc.

Neighborhood Watch meeting is April 22<sup>nd</sup>. **Carl will be going.** We need to involve the community more. The volunteers would just drive around and check things out. We would have a joint effort with the Sheriff's Dept. Carl is working with Bill on that. Anybody else who is interested can also attend.

Chad maintains the website. We offered a board position to him, but he has another meeting the exact same date as the TLOA board meeting. Would we be interested in changing the date? We'll table this and talk about it with full board here.

Can we put a hit counter on the website? **Laurie will ask.**

Registration form on the website is not working properly. One of the owners could not get registered. Chad can't change this form as he didn't develop it. Password is up there to prove that we are a member to get into the minutes. Suggestion to take away the password so it's more user friendly for the members. Anita makes a move to get rid of the registration form & the password from the website. Sue 2<sup>nd</sup>. All approved. **Laurie will notify Chad.**

#### **Bylaws:**

Patrick gave us copies for bylaw changes. Not all of us did the homework, so we tabled this.

Laurie suggested a bylaw website which would be much easier for us to use as a guide.

([www.gapoa.org](http://www.gapoa.org)) It was very concise, easy to read and understandable.

Laurie mentioned [www.caionline.org](http://www.caionline.org). It's \$15 to buy the book and if we have 1 person become a member for \$100 a year, they can really help us out and they offer discounts. Let's ask Jean if she's interested in taking up this committee as she is really good at this interpretation stuff.

Carl will ask for bylaws from Wildwood Valley

**Old Business:**

Barbara & Sue were talking about taxes. 1 problem that we are running into is we have to pay taxes on all the interest we take in. We get interest for late fees. If we get too much in interest, we could lose our non-profit status. We do not know how much interest gets us out of non-profit status. There is no deduction we can have to offset this interest income. Phil and Laurie will ask someone they know if they know of any deductions we could use to offset the income. Also any income we get from the newsletter counts and has to be taxed.

Discussion about the quarterly payments for the members. Barbara and Sue also discussed this. It'll be too difficult for Barbara to bill out 4 times. Our thought is to have payment stubs sent out with the one mailing, like the county taxes are done. Discussion about the possibility of being able to pay on PayPal, no credit card fees. Non-Profit status we should not have to pay as much for credit card fees through PayPal \$1.50 vs \$4/\$5. Barbara could manage it pretty well. Plus PayPal also won't bounce. Laurie has an email from PayPal she can send to us. Maybe Chad can set this up on our website. Carl can talk with Barbara about it if she has doubt.

The contract for the copy machine is \$436 a year. We own the machine. The contract just maintains it and pays for the 1 ink cartridge we get per year (even when we were doing the newsletter). Sue suggested we do not renew the contract as we won't be doing the newsletter with the machine any longer. Laurie agreed. All agreed we will not renew the contract.

**New Business:**

New phone with speaker phone. This way we would could call people if need be. Carl makes a motion to purchase a new phone. Anita 2<sup>nd</sup>. All agreed. Sue will go purchase.

Possible board meeting date change? Next month.

Sue & Anita went around and looked for ordinance violations for the untagged vehicles. 4 lots with violations. Anita contacted Bart Svoboda via phone call and email at the Zoning office for his help. Also looked at houses for other violations. We have a list put together & will be sending letters.

We would like to do a trash cleanup day. We'll have them email in. Improve how it looks in our community so people want to live here.

We've had 12 foreclosures in the last 6 months.

Anita makes motion to adjourn. Sue 2<sup>nd</sup>. All agreed. Done at 8:10pm