

## Twin Lakes Home Owner's Association Meeting

August 18, 2015 7:01pm

**In Attendance:** Sue Lance (SL), Laurie Jacobson (LJ), Carl Shifflet (CS), Jean Weeks (JW), Chad Denby (CD), Anita Jwanouskos (AJ) and James Hayslett (JH)

**Guests & Speakers:** Phil Alcock

**Guest Concerns:** 572 Carnation Road- Dogs barking like crazy. Can we send them a letter? Yes. Anita can do so. Anita will check into if TLOA can file the complaint.

### Previous Minutes:

Sue motions to accept. James 2<sup>nd</sup>. Accepted.

### Treasury Report: Sue

Money Market	\$147,574.09
Lakes and Dams	\$ 34,992.80
Checking	\$ 443.28

Bills: CWMEB \$ 63.28

Anita motions to accept the report and pay the bills. Jean 2<sup>nd</sup> it. Accepted.

### Roads: Bill

\$74,710.79 with discount- Includes Morning Glory Turn, E. Daffodil, Carnation Road. Will also be able to do potholes that are in the path of the repairs. This is over the budget, but should cover a lot of ground. They will try to get to us as quickly as possible.

Main concern from the neighbors about the roads is the pots holes. Some have gone out of their way to fill the pot holes. We have someone who is willing to help us with the potholes and we should take advantage of him offering this service. If we could get an estimate on the fix, that would be useful to let us vote on it.

Sue motions to accept the proposal from Williamson. James 2<sup>nd</sup>. 4 accept. 2 nos. Motion passes.

State won't take on repairing or caring for our roads. We don't meet site standards, width standards, etc. We could come into compliance if we spend about \$2 million to get it to the point where we need it for their standards.

They've begun the work on the trimming of the trees. Looking very good so far. May need a couple touch ups where some branches get really heavy from rain.

### Architectural: Sue

Tony Davis has put footers in on East Daffodil. Paid impact fee.

We got package from state for lots that Cherry Hill owns (builder is in prison) and it's a litigation packet vs Cherry Hill. James's wife will look it over and let us know what it means.

### **Lakes and Dams: Laurie**

We have to make sure Dam 3 doesn't have any logs on the trash rack. James and Chad will try to keep an eye on it.

Bander Smith gave us their estimate. The packet is in digital form if anyone wants a copy. The cost estimate is higher than lake 1 as the pipe is so much larger. Also the design calls for a lot of soil due to the need to raise the crest of the dam and many tons of stone (rip rap). Looking at about \$350,000 for the repairs. Bander Smith said they will work with us on a lot of savings if we repair dam 2 at the same time. They are working on the estimate for that right now. He is also considering letting us pay over time.

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

Getting ready to put this out by the first week in September. Annual meeting announcement, proxy form. Get info for newsletter to Laurie within the next 2 weeks. Make sure to put info in there about combining lots. Have to have that info to the Balancing Act by September 30<sup>th</sup>.

Updating the mailing list and it's been quite difficult. We are going to send newsletters to the renters too. A lot of discrepancies in the addresses and who owns the home. We should be doing our part in keeping Barbara updated. We really just need to know her current method for the address list.

### **Website**

Have a detailed message on the home page of things home owners should do.

Form for complaints or rule breaking. Not public yet. But it may be an issue if we get a huge response keeping track of the issues. Status change also. We will put it out there and see what happens.

### **Bylaws:**

We need a digital copy of the bylaws. Anita will ask Jerry if he has one.

In order to amend any bylaws, we need to announce it prior and then vote on it at the annual meeting and 2/3<sup>rd</sup> have to vote on it.

- changing date of the meeting to 3rd Tuesday of the month
- only allowing 6 chickens, penned and no roosters
- adding something from keeping brush back at least 3 feet from the road, 12 feet high
- littering
- could add ATVs are not allowed at all in the subdivision
- county has a noise ordinance, but they need decibel meter to determine violation. We can have our own wording and making it a finable offense.
- We could have noise ordinance in compliance with the county laws.

-All the work that Patrick put into approving the changes. We should add those to the newsletter and the meeting.

We have the language for the combined lots from 2013 and we will need to include that into the bylaws.

**Old Business:**

Credit card fees. The convenience fee is 5%. Laurie motioned 5% convenience fee. Sue 2<sup>nd</sup>. All agreed.

Stop Signs- Phil is available. Anita will help. Sue has one at her house. May need to buy another pole.

Annual dues letters. When they are sent out. They are not aware they have until March 1<sup>st</sup> to make their payments and no late fee is assessed until after March 1<sup>st</sup>. Sue will check to see if it is on there. Add new language about convenience fee should be on there. On the tear off part, add primary phone and email address. Or emergency contact. TLOA use only.

Lawyer update. Getting billed still. **Also got status report that Anita will forward onto everyone else.** We can do a warrant in debt. File it with the Sheriff. The Sheriff will summons them to court and then the owner has to appear in court. And judge will find out if they owe the money. The judge can make a judgment and then it's up to us to get the money. Jean explained how it works. Very time consuming.

Best practices to collect? Liens. Payment plans. Would be good for us to know how much past dues is owed to us at this time. It's worth it to us to let Barbara keep collecting the past due money. We're still short by about \$7,000 for the special assessment. If the owners don't pay, then they have to pay fees plus interest. We should do the research into this so we can work on a viable solution. We're on track to lose about \$40,000 this year. We should also know exactly what's going on with each lot. For instance, with foreclosures. We lose that money. We can work on this more diligently after the annual meeting.

**New Business:**

Discussion about raising the dues by \$20 a year for the next 5 years. Maybe \$50 raise instead. Laurie makes a motion to raise the dues by \$50 in 2016. James 2<sup>nd</sup>. 4 agreed to it. 2 against. Motion passes.

**Budget**

Anita makes a motion to approve the proposed budget for 2016. Laurie 2<sup>nd</sup>. All agreed.

Anita makes motion to adjourn. Laurie 2<sup>nd</sup>. All agreed. Done at 9:53pm