

## Twin Lakes Home Owner's Association Meeting

February 19, 2015 7:00pm

**In Attendance:** Bill Maxton (BM), Patrick Moctezuma (PM), Sue Lance (SL), Laurie Jacobson (LJ), James Hayslett (JH) (Anita Jwanouskos on phone)

**Guests & Speakers:** Phil Jacobson

**Guests:**

**Previous Minutes:**

Sue motions to accept the minutes as amended. Laurie 2<sup>nd</sup>. All approved.

**Treasury Report: Sue**

Money Market \$154,694.61

Lakes and Dams\$ 206,395.06

Checking \$ 2,281.93

Paid

Snow Pushing was \$5000.00- did 2 pushes and salt.

Bills coming up is the lakes and dams work.

Bander Smith bill for tomorrow for them to begin work is \$44,500

**Roads: Bill**

Got one complaint on the removal of snow on the roads. No salt to the ice, but the temperature went down so much, salt doesn't help. Got 25 bags of salt.

No real problems with cars in the road. Trash cans were more of a problem than cars. Some don't take them back after the pick up.

**Architectural: Sue**

Construction on the house we thought was an addition was actually work to repair termite damage. Not an addition.

**Lakes and Dams: Laurie**

Inspection of Dam 3- Dan Hamrick came out and did his inspection. Dam 3 is a little worse. He's suggesting engineering report for the state. Preliminary report by the end of November to them. State says we have to look at options on how we will address this. It should cost about \$5,000 on what we can sent in to the state to keep the state happy. He'll give us the options on what we might consider. There would be 2 options- 1 concrete slip line or lower the lake level and using the drainage pipe as on over flow pipe. The work wouldn't have to be done right away, but it'll give us options and what we

want to choose from and it'll also keep the state happy. Discussion about budgeting for the lakes and dams for 2016. Question is: are we focusing on costs for dam 3 or working on dam 2?

Really, there are other items we should focus: Dan said we need to pay attention to making sure there isn't a lot of debris isn't building up at the overflow. Also the trees that are building up on the emergency spillway, we need to get rid of those. We need to get rid of those. Not opposed to the trees on the shore line as they help keep the shoreline steady. He also didn't like the house that was built on the left of the spillway. Really not a good location, but the county approved it. If county approves it, then we can't stop it. Tony Davis built there. Because that house is there now, the dam is now considered high hazard.

Laurie suggested doing the survey to find out from the owner's to see if they want to work on dam 2 or not. Laurie reviewed what her thoughts are on the survey. What is the purpose of this survey? What to know what the support is for the lake? How important are the lakes to our community? Laurie's point is why do we need to know how important the lakes are or not? Isn't it more important to just know, do we support financing keep the lakes or not? Want to simplify the survey: save the lake or not? Might need to include the cost of what the project might cost the members. Suggesting putting the survey out there to see what kind of response to get. See where we can go with this. Should we proceed with the sanitary district or not. Want to know what kind of support is out there. Patrick and Laurie will work on this. Laurie would like to make a motion to send out a survey.

Bill asked for a vote: everyone voted for it. Patrick and James will work on the formatting and will work on sending this out to the members.

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

Mailed out and is also available on the website. Have some questions on next newsletter: What happens to rejected newsletter addresses, etc. 4 newsletters a year, ok? Yes.

Chad rebuilt the announcement pages on the website. Used to be 3 pages, now only 1 page now. Roads, etc. All color coded and easy to find. Very easy to focus on what the user wants to find. Website is difficult for forum for Lake Shenandoah. Announcements about what is going on, ok, but not great for long-term view about the lake. So whenever board wants to make announcement, then we can put it out there. If there is anything anyone wants to add, let Patrick know. History of announcements will build up.

No automatic email information attached into the website. Email that comes through the GoDaddy. It would go to the committee chair and also President/Secretary. Anita monitors it pretty well daily and she forwards it to whoever needs it.

#### **Bylaws: Patrick**

Started a review of the bylaws. Part 1. Not sure how it will be divided up and how many more sections, but it's a start.

Proposing a method for approval: board approval, question about the proposal, more feedback, dislike, etc. Patrick will send this to the other members too to get their feedback via email.

Original text is what we have now. If it is blank, then \_\_\_\_\_  
Notes on the right hand side will tell would why Patrick is suggesting what he's suggesting. Example is the fining, it's in a different section where it should be dealt with. It's a mistake to have a specific \$ amount in there as we have to constantly update the \$ amount. Should be a percentage so as it's flexible.

The other category things fixed into: Category 1. Substantive change: Must be a member in good standing??????

President of the board should be a resident.

Job descriptions of the officers has some changes reflecting what is actually happening today. Language needed updating too as we are now more digital than we were in the past. Patrick wants feedback next meeting and we'll discuss then. Then we'll have another set to look through at the next meeting and so on. Willing to discuss about how to handle the voting on these at the annual meeting. None of the changes are being made based on a legal review. We certainly can have a legal review by a lawyer before we bring them before the owners. Are there specific things we need to include to update our bylaws? For example, capital expenditures, is that addressed in our bylaws? We should look at a modern class of standards to see if we have them. Laurie has an organization she's learned of that she can share with it. Also we need to have some Virginia Code updates looked into. We should get through most of the bylaws and then ask for their help.

### **Old Business:**

Objectives and Priorities for the Board- What do we want to focus on each year when we do the budget? We should try to find a way to make sure we have a discussion about how we want to spend the money and where we want to focus the funds. Possibly earlier than what we have had in the past. The balance sheet is intimidating. Credit card costs can kick back to the home owner. Maybe start discussing in August? July? We'll aim at July.

Discussion about communication/efficiency at the board of the meetings. Some things should just be procedural, such as just send a letter, boom, move on.

### **New Business:**

Sherriff's Department has a listing of the flood zone houses. It's part of the Emergency Action Plan (EAP). They have the contact information, etc. We're supposed to have a meeting about the EAP with the Sherriff's Dept. and with Rob Van Leer. Laurie has tried to set this up and Rob has not done anything with it. We'll just wait to see what Rob does with it.

James brought up an issue about 2 vehicles? Letter to home owners about cutting back their property. Please let Anita know what lot we are talking about and what they need to do with their property. 3 foot cutback? On both sides?

Bill is guaranteeing something- stop signs? Will not discuss at the next meeting- Bill guarantees it. (stop signs) I'm not sure what that was about. Something Laurie brought up.

Cars- if you have 2 lots, you can have 2 unregistered as you have 2 lots. Let county take care of things they have on their books. We pay taxes for that. We have plenty of properties which are unkempt, unsightly, so we have other properties to focus on.

Sue makes motion to adjourn. Bill 2<sup>nd</sup>. All agreed. Done at 9pm