

## **TLOA MEETING MINUTES 2/28/2017**

(Minutes Abbreviations: MF= Motion Forward, MS= Motion Second, MA= Motion Approved)

PRESENT: Chad, Laurie, Sue, James, Patrick, Jean, Bill, Brad Miliauskas and Andrea by phone

COMMITTEES:

- Chad: Website, Roads , Architectural , Bylaws, Newsletter
- Sue: Architectural, Roads
- Jean. Bylaws, Fundraising, Door-to-Door, Architectural
- James: Roads, Architectural
- Laurie: Bylaws, Newsletter, Lakes and Dams, Architectural
- Patrick: Secretary, Lakes and Dams, Fundraising, Bylaws.

New Board Members: • Bill Freels • Brad Miliauskas

### **CALL TO ORDER: 7.02 pm**

GUEST(S):

- Philip Alcock volunteer for minutes record keeping
- Robert Small, Alliance Bank
- Heidi Sikorski homeowner

GUEST CONCERNS & COMMENTS:

None

### **EXECUTIVE SESSION**

Robert Small will explain the process of applying for a loan with Alliance Bank, should the community have the need to cover capital expenses

### **APPROVAL OF PREVIOUS MINUTES**

MF: Sue MS: Patrick Motion Approved: By all.

### **TREASURER'S REPORT & APMS FINANCIAL REPORT**

- \$16,510.92 Alliance Account
- Reserve fund \$1000.50
- \$183,535.49 in Sun Trust Account
- Feb collections \$9267.41.

HOA to investigate selling the one lot for Lakes and Dams account

## **ROADS REPORT**

- Pot Hole temp repairs to start next week (First full week in March) \$3,900. Going forward, more permanent fixes to the pot holes will be considered depending on available funds once this years road surfacing projects have been completed.
- Water Company road repairs. APMS previously sent several communications asking them to effect repairs immediately as the damage to the road was a public safety hazard. Approx \$1900 will be paid by the HOA for the repairs but charged back to Mountain Lakes Water.

MF: Patrick MS: Bill Motion Approved: By All

### **• Known upcoming costs for our roads:**

General pothole repair -	\$3,940.00
Mountain Lakes Water Company damage repair -	\$1,850.00
West Daffodil guard rail repair -	\$9,018.00
West Daffodil a bit further down -	\$3,953.00
Goldenrod drainage repair -	\$3,628.00

Mundie recommended by Chad as best choice of vendors (to be voted on when quote has been completed)

- Morning Glory Turn/Jonquil quotes to be collected and discussed between committee and vendors asap.
- Road signs on hold until potholes and paving work underway

## **ARCHITECTURAL REPORT**

- Lot in flood plain R5 (Morning Glory Turn) plans to build? County has to have a flood plain ordinance – county issue to be investigated by board. (Bill and Patrick)
- Shed on West Daffodil unapproved on front of house.
- Amicus Road lot has several derelict cars and junk, letters have been ignored.

APMS to give the board a list of non-compliance home owners so that fines and legal action can be taken.

- Noise ordinance/ATV riding on the dry lake-bed a real issue. HOA has received several complaints by homeowners regarding the recent riding of ATVs: excessive noise and damage to community property

## **LAKES AND DAMS REPORT**

- \$150 certificate renewal for Lake Shenandoah due

## **NEWSLETTER**

- Article about how to prevent fires with county rules
- Article about HOA approval and benefits
- Newsletter for print and mailing aimed at end April/beginning of May

## **WEBSITE REPORT**

- Updated regularly, recently focused on lakes and dams, and road reports

## **BYLAWS/LEGAL REPORT**

Committee

Jean, Laurie, Chad, Patrick

- Lawyers contacted for correct procedure regarding the updating of HOA legal documents to better comply with State Law and to more economically conduct community business

## **OLD BUSINESS**

- Reserve study put on hold until next meeting when more information will be available to the board.

**Next HOA Meeting Monday March 27<sup>th</sup>**

MF: Patrick. MS: Bill. Motion Approved: By All.

**ADJOURN:** 9.30 pm

