

Twin Lakes Home Owner's Association Meeting

January 15, 2015 7:10pm

In Attendance: Bill Maxton (BM), Patrick Moctezuma (PM), Jean Weeks (JW), Sue Lance (SL), Laurie Jacobson (LJ), James Hayslett (JH) & Anita Jwanouskos (AJ)

Guests & Speakers: Phil Jacobson

Guests:

Previous Minutes:

Sue- -Last page- add the word "have" and "registration"
Bill- -Wasn't the Fire Dept having the party, it was the Shifflett's.
-Animal Control officers rather than a specific name.
-Under Architectural- bond still on the house? Not positive.
-Also the 3 feet by 12 feet came from the bus driver.
-Carl will email us the name of a man who can cut trees. Just a person to refer to if we need help with this. He does a good job.

James motions to accept the minutes as amended. Patrick 2nd. All approved.

Treasury Report: Sue

Money Market \$ 131,893.53
Lakes and Dams\$ 194,225.46
Checking \$ 1433.61
Bills:
CWMEB \$937.42
CenturyLink \$ 62.49
Dam #3 \$250.00

Barbara collected \$13,541.21 back dues in December 2014

Dues paid- 286 lots (no late fee until March)

Special Assessment Paid- 385 lots

Making Payments- 133 lots

Anita motions to approve the report & pay the bills. Jean 2nd. All agreed.

Discussion about the special assessment work that Barbara had to do without consulting her. We should work to try to take things off of Barbara's desk. Best way to handle this is to ask Barbara what she thinks we could do to help her out. Unfortunately, we have to get data from her (updated names and addresses) as we don't get the data on sales, etc. We'll discuss this next meeting.

Roads: Bill

- Stop signs down on Azalea/Carnation & Azalea/623. Tried to put the one back up on Azalea/Carnation today at 1pm. Already down again. The one on Azalea/623 needs a new wood pole to hold it up. When weather cooperates, Bill will work on getting the signs up and/or replaced.

Architectural: Sue

- Bill mentioned there is an email about putting down a slab (??? Note from Anita- There is an email for a man who isn't in Greene County, is this the email we're referring to?)
- Corner of Geranium and W. Daffodil- big room onto that house.
- Jonquil- two down from the barn built a lean-to onto the porch. Doesn't need approval.
- Sent the letter to 318 Jonquil about multiple issues. They have 90 days to fix all the problems. Longer time due to the winter weather and multiple issues having to be addressed. April 15th the fines will begin.

Lakes and Dams: Laurie

- Dam #3 have to submit for state operation permit renewal. \$250
- By Jan 31st Dan Hamrick will need to come out and inspect. Come November 2015, they want to see engineering reports on the spillway. Dan might be able to hold it off if we look for options to fix it.
- Dam #1 will begin February 9th-27th. When they bring the materials, they will want their first payment. They will let us do it in 3 payments. 2 to 3 weeks to complete, depending on the weather. Will need to drain the lake quite a bit to do the work.
- Dam #2. Laurie made a couple calls about the wetland option if we do not fix Lake #2. To it be declared a wetlands, need a permit (permit from the state costs \$7,500 due to the size). We may not have a choice and may have to declare it a wetlands. We'll have to see. Could we put a structure on it? Depends on the soil, water, etc. Can we sell the property to the home owner's along the lake? Might be an option. We might have to run this by the county to see if we can sell our common lots or the land with the lake on it. Would we have to remove any of the existing dam? As long as it doesn't breach. We could "culvert" Dam #2.
- We should do an opinion poll for the newsletter. SurveyMonkey, maybe make layout where people can rip it off, or call in their opinions. We do not have a template to look at tonight.
- Received email that we are going to get more money from the state.

Bylaws: Patrick

Nothing at this time.

As far as reviewing the bylaws all Patrick can do is go through the bylaws that are contradictions or things we want to change. But as terms of finding what the lawyer might find as a problem Patrick can not do. This should be done by the lawyer.

We need to bring our bylaws up to speed with the current laws and state regulations. Virginia Property Owner's Association (VAPOA) Act. Prior to July 1, 1998, then a provision of declaration conflicts with it. Our Association can opt into the VAPOA Act. Wondering if there is a template we can follow that is new and updated. If we could find a legal, up-to-date version then we can compare.

Newsletter/Website/Recreational Committee: Patrick

Planning on putting this together next week. Monday evening as a deadline for content. The minutes from the annual meeting will go in there and will be approved at the next annual meeting. If we do the survey, it might work better to have just the survey our there as its own mailing and with a return postcard.

Patrick made a motion that we send out a newsletter with the survey card in there. We can check with the company to see how much this would cost. Bill is concerned so many people won't read the newsletter and we won't get an accurate result. Patrick rescinds motion. Laurie will then do research to see how much this will cost and the Lakes & Dams Committee will put the survey together.

Other content for the newsletter.

- Please let us know if you move/sell/new address.
- Notice about Nuisance Animals again
- No time to get the delinquent lot #'s who owe dues in this newsletter. Better to put it in the April newsletter as the March deadline will be past. Plan on that for Spring Newsletter

Old Business:

- Available Lots- have not heard back from the real estate woman on the lot by Larkspur. Nothing else has been done. The 3 lots that belong to Cherry Hill. We need to speak with the lawyer to see what we can do with the lots.
- Notices for fines for road frontages. Bill needs the form letter. Sue has it. She'll look it up and get the notice to Bill. Best thing to do is to start putting notices on people's doors. Bill will look at map and figure out how we can divide this up.
- Can we send a letter to people who have nuisance animals? Yes. Just get the address of the offender to Anita and she can send a letter on our behalf. We've received a complaint of the following and could you please resolve the situation. Also could add some information into the newsletter.

New Business:

- Come up with 2015 Objectives. Some ideas for the February meeting.
- Communication and DataBase Problems-
Bill needs to be made aware of all the emails going to all the committees.
Email is great as it's a written record. We don't need to have an urgency to get back to them immediately. Sometimes we need to discuss the issue with the board and that might take time. The response could be we'll deal with at the next meeting and email them to advise them of that.

Patrick has updated data from Barbara. Membership data. If anyone needs data on lot owners, lot #, etc. Patrick and Sue have this information.

- Court date for 1/28/15 at 11am for the 4 houses action being taken on. None of those lot owners have paid thus far. Need to find out if legal fees will be paid by us or by home owners. What does our Declaration/Bylaws state?
- Bylaws should have been handled by this point. Patrick volunteered to handle it, but not been done. Long overdue. Does Patrick want to give this up and let someone else head that committee? Patrick will keep trying to do this. Have until summer to make bylaw changes.
- Do we want to keep our law firm? Are we getting more than what we are spending? We want to know when we gave them the dates for the 4 home owners. Anita will look to see when we gave them the names of the 4 biggest offenders. Anita will also look to see if Amy admitted this fell aside while on maternity. With the retainer we pay a lot less for the hourly fee. If we don't have the retainer, then we pay a higher hourly rate.
- Jean won't be able to make February, March or April due to a cruise down to Australia.
- Susan Mills and the special assessment. Bill will contact Barbara about this to see what has been done. Need to find out why she didn't get the first special assessment billing.

Sue makes motion to adjourn. James 2nd. All agreed. Done at 10:05pm