

**Twin Lakes Owners Association
Board Meeting Minutes
1/17/2017**

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

PRESENT

Board: Chad Denby, Laurie Jacobson, Sue Lance, James Hayslett, Patrick Moctezuma, Jean Weeks
Staff: Philip Alcock (volunteer scribe)
APMS: Andrea Konstant
Guests-Members: Bill Freels, Brad Miliauskas (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, Architectural

CALL TO ORDER: 7:09 pm

GUEST CONCERNS & COMMENTS

- Bill Freels: Would like to serve on the board.
- Brad Miliauskas: Would like to serve on the board.

APPROVAL OF PREVIOUS MINUTES

No changes were requested. (MF: Sue MS: Patrick Motion Approved: By all)

ELECTIONS OF OFFICERS (in order of selection)

- *Secretary:* Patrick Moctezuma (MF: Laurie MS: Jean Approved by all)
- *President :* Laurie Jacobson (MF: Chad MS: Patrick Approved by all)
- *Vice President:* Chad Denby (MF: Laurie MS: James Approved by all)
- *Treasurer :* Sue Lance (MF: Laurie SM: James Approved by all)
- *New Board Members:*
 - Bill Freels (MF: Laurie MS: Jean - Approved by all)
 - Brad Miliauskas (MF: Laurie MS: Sue - Approved by all)

TREASURER'S REPORT (Including APMS Financial Reports)

- Big increase in numbers of homeowners now paying their assessments
- SBA Loan taken out for repairs from Hurricane Isabel now down to \$40,465. Should be paid off by June.
- Currently in HOA account: \$234,937
- \$53,500 so far collected this year in assessments.
- Few expenses so far this year, only salt on roads twice and payments for beaver control.
- \$120,000 in past due membership dues collected to date since June 2016 by APMS.
- 24 delinquent assessment notices filed to the county courts today.
- Debts of \$5,000 and over: APMS will now file Warrant in Debt procedure. (MF: Laurie MS: Sue Approved by all.)
- APMS shared information, that several seemingly random past-due amounts of delinquent accounts had apparently been written off by the Balancing Act in the past, on equally random dates, without explanation or authorization. These adjustments were not approved by the Board at any point, and so APMS has added them back in and will now begin collection procedures.
- Treasurer's/ APMS Report. (MF: Patrick MS: Laurie Approved: By all)

ROADS REPORT

- Potholes: all now identified in order of priority, and companies identified to obtain quotes and complete work. Holes to be marked by volunteers before work begins.
- Cul-de-Sacs yet to be paved have been identified and to be paved over the next 2 years in order of priority and according to available funds.
- Board notified about garbage on the side of our roads becoming a real problem, especially as it pertains to home values and quality of life for residents.
- Leaves and brush in drainage ditches causing water erosion problems on the roads.
- Lake 3 access road is now graded, and will soon be top graveled.
- Signs- quotes collected for Stop Signs, No Parking, Speed Limit, Private Property, Slow-Children at Play, no ATVs, Lake Access. Research ongoing for signs and hardware installation options.
- Snow ploughing: salt and sand were applied for ice, but not enough snow to plow during recent storm (needs to be 4"+). Section of East Daffodil road missed for first ice storm, but was salted the second storm.

ARCHITECTURAL REPORT

- Builder Tony Davis complaint problems and concerns by homeowners. Research and soft discussions as well- legal options being investigated. Patrick is tasked with reaching out to Greene County (building inspector), Louisa County, Shenandoah Crossing, etc. to gain information/material on options.
- Worst offenders for unkempt property letters round 2 to be sent before legal action considered. County environment depts. to be involved.

LAKES & DAMS REPORT

- One beaver left to trap, then last remaining beaver dam will be dismantled.
- Loan approval for Twin Lakes possibilities for repairs to Lake 2 and 3 underway.
- Other fundraising options being investigated by board members.

NEWSLETTER REPORT

Spring edition underway.

WEBSITE REPORT

Site is running well and getting routinely updated with notices, minutes, etc.

BYLAWS & LEGAL REPORT

- New legal advice options currently being investigated.
- Bulk of work completed for Bylaw update.
- Motion to remove Chadwick (existing legal counsel) off of retainer, but allow them to continue pursuing two collections cases . (MF Chad MS Sue Approved: By all)
- Motion to approve fixed budget for Lori Harris (Richmond attorney recommended by APMS) to complete Bylaws overhaul. (MF Chad MS Patrick Approved: By all)

OLD BUSINESS

- Reserve study cost of \$5,350 (30 year financial plan) to be in compliance with the State, to engage the reserve study advisors. (MF: Patrick MS: Laurie Approved: By all)
- Damaged to road by Water Company needs to be repaired properly - APMS to send violation letter.
- Next board meeting Tuesday, February 28th, 2017 (delayed to allow attendance by all Board members).

ADJOURN: 9.40 pm