

Twin Lakes Home Owner's Association Meeting

July 21, 2015 7:01pm

In Attendance: Sue Lance (SL), Laurie Jacobson (LJ), Carl Shifflet (CS), Jean Weeks (JW), Chad Denby (CD), Anita Jwanouskos (AJ) and Bill Maxton (BM)

Guests & Speakers: Phil Alcock

Guest Concerns:

Previous Minutes:

Sue had some changes. Checking was 700.53 & bill was \$500.

Sam Moyer

Chad accepted onto the board.

Sue motions to accept. Jean 2nd. Accepted.

Treasury Report: Sue

Money Market \$147,443.22

Lakes and Dams \$ 36,991.87

Checking \$ 1,112.80

Bills: CWMEB \$ 11.89

 REC \$ 84.98

Anita motions to accept the report and Carl 2nd it. Accepted.

Roads: Bill

Paving contract is still on hold. Contractor was supposed to stop by yesterday and it didn't happen.

Playing phone tag too. Bill has an idea on what will be getting fixed, but need to do measurements with contractor. Always focused on the bus routes. Some owners do nothing to keep up their roads and so their roads will be washing out our road so it is a waste of our money.

Need to open up a pipe at Snapdragon and MGT. Also need to open up pipe on MG. Spoke to contractor, with a small backhoe to clear it out. It'll be \$70 an hour. Expect it won't be more than \$1000 to get the job done. Right now we can't even find the pipes they are so deep under mud/silt. Sue makes a motion to do the repairs. Laurie will 2nd. Accepted.

Need to speed up getting brush off the sides of the road. Bus drivers saying it's dangerous and they shouldn't have to be radioing each other to make sure they don't have to pass each other at certain spots in the road. It's a combination of architectural and roads committee. Bill has a form he wants to get out to the owner's. He'll add that if they don't it, then we'll do it & they will pay for it. Laurie made a suggestion that we take money from the dues and we hire someone to come through and do a

thorough push back of the brush. Plus it would add to the aesthetic value of the community. Laurie said the mailman, Bruce, and his family would be willing to do this. They have liability insurance too. He could trim it all up and clean it up. It'll cost about \$10,000. If he could give us per lot number, then we could get money back from the owner's that trimming has to take place. Could he give us the rate without the potholes? There is debate as to those who do not have issues with their lots being cleaned up and then having to pay the fee. How are we going to distinguish whose lot is whose? Bill will call the lawyer about the fining and the getting money back if we pay to get it done. Also do we need to give them 3 notices? Where is the \$10,000 going to come from? **Also want to speak to our current lawn service man, Mike so he has option to bid. Bill will ask him.** Discussion about 3 foot back and 12 foot high. He's willing to speak with us about what we need done. It's not safe for him and for others to drive the streets. **Laurie will ask him more precisely what it would cost per lot that needs to be cut back.**

He suggested fixing potholes with crushed asphalt. That won't help. There is a problem underneath the hole and putting the materials, such as crushed asphalt, concrete or gravel into just makes it worse.

Annual meeting will be Bill's last meeting. Bill be glad to help us out with his knowledge. Just give him a call.

Architectural: Sue

Nothing.

We can mention it on the website or the newsletter not to blow the grass leaves into the street or into your neighbor's yard. It'll be a problem with enforcement if we want to make a change to the bylaws by adding this. Chad mentioned some people are pouring their trimmings directly into the ditches. Or they are pouring their leaves into the empty lots. When they do this, it moves down the hill to others property. Could put a silt catch in place, but unsightly. There are options out there, just have to have the discussion with people about those options: garbage man can pick it up, Greene County takes the green stuff too. Anita just needs the address of an offender and what the owner is doing. Then letter can get sent.

Lakes and Dams: Laurie

All 3 certificates of operation are up to date.

All paperwork submitted for grant money. Almost \$10,000 for the engineering costs.

We paid \$12,000 for engineering design for Lake 3. Laurie called Bander Smith & waiting for them to get back to her on doing everything. When they are ready, they will sit down with us and review all the options. They had to get a superintendent to come down to look at Lake 2 to see what they needed, so still waiting to hear back from them. We'll also discuss the payment options. Just a reminder, Dan said there are quite a few things that can be taken out of the plan for Lake 2 that might reduce the cost.

Before any plans get done on Lake 2, we'll need to discuss with the Army Corp of Engineers. Just want us to be aware they can take some time and might be some issues that have to be worked out.

We are not allowed to mow the lake bed. The Army Corp of Engineers will have a fit. Anita will email owner back about this.

Newsletter/ Recreational Committee:

Newsletter will be out in September. Has to be 30 days prior. So we'll be working on this in August. But Sue can't reserve lunch room until school gets back in. It'll be near the end of October sometime.

Going to work on getting our mailing list up to date. Got about 30 mailings back. Would be nice to have occupants getting newsletters too.

Website

Chad taking notes on what to put on there.

Going to add a form on there so people can have a forum to complain to. May be able to direct it more specific.

Bylaws:

Jean did go to the seminar in DC. Constantly telling us to refer to the documents. I emailed them some questions as they Q & A session was short. No answer yet. The option is really up to us. We have to rely on our documents that are unclear. Do we want to open up that can of worms by opting in and then we have to then follow those laws? If we decide to make a change and opt in, it's going to be lengthy and it's going to be expensive. We will have to find out what we are grandfathered in on and what we are not. Our contract says 4 things that we can discuss with the lawyer (only Bill can call and ask), but everyone else is by the hour. Bill will ask if Jean can also be calling to ask questions. Our attorney sends out newsletters and it's up to us to read it, understand it and see if it applies to us. Not up to them to contact us and make sure we understand. Discussion about changes to the bylaws. We can do them, our document say 2/3rd of those who are present and proxies. We can also do a special meeting rather than doing the annual meeting. Maybe we should come up with a compilation of questions that we want and then sit down with the lawyer. Main thing we want to know from the attorney is: are we better off not getting into the POA or joining it? A new law for July 1st. Requires the state to give the Association notice of foreclosure. This would help us protect the Association.

We paid over \$5000 for 2 years of service with the attorney's (annual retainer and monthly fees). But we haven't gotten that much back yet. By next month, can we find out exactly how much has been collected and how much we paid out? Looks like we collected about \$7,000. Bill will ask the attorney why the owner's we brought to court didn't pay the legal fees that were billed to us each month? We thought the owner's would pay those charges, not the Association. Barbara needs to remind people that the Association took 5 to court and we won. We could easily do that to others who aren't working with us.

Old Business:

Credit card fees. 8 months we've had 76 credit cards payments. How much does it cost us to do those? Nothing was done about the credit card account. Finally have it straightened out. We were being charged \$34.95 per month for a non-compliance fee. 2.33% plus \$.10 for every transaction. 2.23% and no other transaction fee. And no \$34.95 fee either. If a person uses a credit card with mileage then there is a charge of 5.04% and \$35 per transaction. Barbara now going to get the transactions to her now. It's been going to whoever opened that account way back when. We need to figure out how we will pass those costs back to the people who uses the cards. We just have to notify them about the fees. If people pay by cas

Laurie makes a motion that we have option available for annual dues to be paid at "discounted cash price" (cash, check or money order) and if the owner wants to pay the "regular price with credit card", then they will pay the fees that we get charged. Effective with the 2016 dues. Sue will look at her tax bill as there was wording on how to word it properly. Jean 2nd. All in favor.

Stop Signs- Bill going to get them done. Bill will have it done by this weekend, even with his bad arm. Phil will help if need be. There are 2 more signs in the bathhouse that can be used. They are on the post. County has to put up the street name signs and those are not ours. According to the County both are Morning Glory and Morning Glory Turn are Morning Glory Turn.

Foreclosed property at H-1. It's not far enough along in the process. We don't pay taxes on our properties, so they won't want to sell it to us.

New Business:

Laurie makes motion to adjourn. Sue 2nd. All agreed. Done at 9:00pm