



Twin Lakes Owners' Meeting

July 18th, 2016

7:00pm

Board Members present: Laurie Jacobson, Sue Lance, Jean Weeks, James Hayslett & Chad Denby
Anita Jwanouskos (via telephone)

Guests: Phil Alcock, Andrea Konstant, APMS (via telephone)

Guest concerns:

Previous Minutes:

Previous Minutes: Want it recorded that The Balancing Act was very unprofessional, uncooperative, overburdened & unreliable. This is why we are making this change to APMS. Laurie makes motion to accept the minutes with the above changes. Chad 2nd. Motion passes.

Treasurer's Report:

Money Market-	\$228,071.19
Lakes and Dams-	\$50,454.27
Checking-	\$955.00
Bills- Lawyer	\$1,734.84

New banking arrangements. We're all set up with Alliance. Deposited about \$6,500. A check for DPOR will be going out for \$110.00 for the license. Working on closing SunTrust Bank account. We've gotten Sue's signatures, Laurie's signatures. Usually will happen in about a month or so to make sure all the payments with Alliance are in order.

Lien satisfaction for Ashley Artale's family: because she was on the board and selling 2 houses, Laurie went to help her out as we trusted her. Liens were still on the houses when she bought them and she couldn't get them satisfied. Laurie released 5 liens on her house from us. They owe us \$250 as they said they would pay us back. Not getting any response from her about paying it back. No one seems to know why they weren't released before she bought the houses. We shouldn't have released those liens as she had title insurance. The title insurance should have taken care of it. Laurie did not sign a form stating the dues had been paid. Who is the best person to pursue getting the back dues? The person who didn't pay the dues. Some of these debts are old, so we have to choose what we want to go after.

This week Andrea has spoken with the people who have payment plans to set them up with Alliance. All pleased to get an answer right away. One lady is working hard to pay her balance down by paying \$100 a month. Another lady was wondering about her fishing pass. APMS has gotten a lot of response from the owners regarding contact info.

(Anita had to leave meeting)

We talked with Andrea about getting more records from Excel file instead of Peach Tree file, but Andrea stated that this would not do much good since it is not very accurate.

Roads Committee

- Paving Mistakes - a meeting with SL upcoming. We will review the submitted invoice to compare this to what services we received.
 - discussion about future contracts - make sure form is specific.
 - marking pavement properly
 - compare invoice to estimate
 - need to have 72 hours of notice for marking / notices
- Brush Cutting - Chad has been waiting to reach Mike to discuss cost and process of clearing lower part of Morning Glory Turn to address drainage issues.
- Small construction company bidding - Andrea has looked up 2 different companies but so far no one is available or taking new bids. We are generally looking for options here with a specific plan of action.
- Guard rail repair (unknown location) - Philip and Chad will work on guard rail replacement.
- Possible Pothole Removal - Chad is going to contact Bruce about pot hole filling to see about seasonal pads.

Architectural Committee

- Notices from last month - most have been sent out, APMS was waiting to send out letters until after welcome packet.
- Driveway gravel letters - these have gone out too. Chad & Laurie will send list to APMS of violators next month.
- New shed color match policy - we are discussing the need for a more specific shed color: ask for size, location, material type, color & seek approval.

Lakes and Dams

- Riser pipe on Dam 2 – Bander Smith is about to start work this week on the riser pipe. They expect partial payment up front.
- Dam 2- widened the entrance - was completed this week by Bander Smith pro bono stating we are a good customer for them. this will help with full lake repair when the time comes.
- Dam repair #3 - time to save heavily for dam #3 so we can repair it as soon as possible. Rough estimates are from \$200k - \$300k or more if we continue to leave things unaddressed.
- Updated beaver situation - Mr. Riddle has reported that we now have 10 - 12 total beavers, so the problem is growing and he will continue to work on this situation.

Newsletter

- We need to get another newsletter out before October's Annual Meeting. Andrea recommended we aim to get our materials ready to go out by the end of August. Laurie will work on gathering materials

for this next edition. We will also need to send out DPOR procedures form, candidates form, and proxy voting form. In all, this will be a fairly large packet of information to go out.

- We also need to send out notices about changing by-laws and in time for review before voting. Our goal is to reference the materials that need to be reviewed on the web site so we can avoid mailing very large packages out.

Website

- Chad has updated all contact information and the on-line forms have been set to copy APMS.

- Chad has taken over the Twin Lakes twitter account and started to Tweet all web site announcements.

Bylaws/Legal

- We have received the information from the lawyer today regarding updated and need to review it all in detail. The Board will review individually and touch base in two weeks. We may then need to form a committee to expedite the remaining issues with the intention of concluding all changes and ratifying them at this year's annual meeting.

Secretary's Report

- Transition is going very well. Residents are switching over to new payment plans and APMS has collected about 75 email addresses of residents.

- We have gotten about 8 - 10 calls so far.

Old Business

- 67 Sweet Pea - sent letter very recently

- We need to send termination letter for Balancing Act

- Former pothole repair person submitted secondary bill for \$400 for materials.

- Modular home rules should be addressed in by-laws.

New Business

- Documents being distributed to Board for review

- Chad will help design new fishing permit and send to Andrea for distribution by request only.

Jean made motion to adjourn. Sue 2nd. All agreed