

TLOA

6/28/2018 Final draft approved with 6 votes

Board of Directors Meeting Minutes: 6/19/2018

PRESENT: Chad Denby, Patrick Moctezuma, Sue Lance, Jane Garton, James Hayslett and Paige Stough w/APMS

CALL TO ORDER: 7:05 pm

GUEST(S):

- William Rush – homeowner
- Barbara Rush - homeowner

APPROVAL OF May, 2018 MINUTES: approved on May , 2018 with 6 votes

FINANCE:

TREASURER'S REPORT:

1. SUNTRUST: \$ 3,958.37
2. ALLIANCE: \$ 42,751.36
3. RESERVE: \$247,295.62

No current legal actions pending at this time. Paige reported that the court will not allow ongoing continuances of cases where homeowners have set up payment plans and we wanted to see if they would follow through. If they don't follow through, then we will have to bring them to court again and proceed for judgment.

Loan request has been approved but there are some minor details regarding the legal terms to be completed. Our lawyer has reviewed and asked for some changes in terms. The bank has agreed to most of the changes but some areas are still being reviewed and discussed.

Breakdown of loan is: \$800K to go to Lakes and Dams for repairs needed to Lake #2 and #3 with the hope to begin lake recovery by the end of fall, 2018; \$100K to roads for needed repairs and paving; and \$50K to be held in reserve. Motion to approve by Jane, seconded by Chad and approved by all.

Patrick has suggested that a big sign be placed on Amicuss Rd. in front of dam announcing the dam progress and to include ancillary services from the dam funds. We want the community to know things are finally in motion. Motion to approve by Chad, seconded by Jane and approved by all.

Reserve funds to be used to pay invoices of expenses. Transfer funds from Operating account to Reserve funds to pay Ruckman Engineering for his services.

Auto debits will be set up for payments due on loan from Reserve account applied to interest due on the loan. Interest on loan is at fixed rate. After one year from date of loan, will convert to regular loan payments.

Budget planning is to begin in July for 2019.

ROADS REPORT:

Chad has talked with Mundie Const. for estimates and waiting on the quotes for repairs to roads and culverts damaged by the recent rain storms. There are also approximately 20 potholes needing repair (mostly on roads not dedicated for paving) at a cost of approximately \$3-\$5K. Finally we are waiting on quote from SL Williamson for the general paving of Morning Glory Turn, Aster, Geranium, Carnation, W. and E. Daffodil, and Gladiola cul de sac.

We need to create two budget requests: one for culverts repair (the must patch and those that can be put off temporarily); the other for road paving (the must pave and those that can be put off). \$31K has already been freed up in the current budget. \$7K has come from combining our two major landscaping contracts and \$24K is still available in our emergency road funds noting a mild Winter with no snow plowing. Motion to approve the use of this \$31K for current road repairs was made by James, seconded by Sue and approved by all.

Michael will be checking on any culverts that he may be able to repair such as the Gardenia culvert. He probably can't help with one of our larger, less urgent projects on Geranium, which is estimated at approximately \$60K.

Road repairs and paving are estimated to be approximately \$230K to \$315K combined. There is obviously a need to prioritize the needed repairs and road paving with the hopes of staying to the lowest possible cost in near future.

We have a quote from Hi Tech Signs for improvements to the entrance signs at \$3,500. Motion to accept this quote by Chad, seconded by Jane and approved by all. This will be completed in the fall after we know how the dam repairs, road culvert repairs, pothole repairs, and paving goes.

Chad has plans of trying to map out the stream beds for future to help lessen impact damage.

Paige is to send letter to home owners to clean culverts. Patrick to prepare the verbiage once we have final costs.

Our guest, Mr. & Mrs. Rush, to ask who is responsible for stream bed damage on E. Daffodil. We had to reply that we are responsible to keep culverts clear and working, but that we can't address damage on properties caused by the water that flows through the culverts. We are going to see about a large pipe that seems to have been abandoned on this property. Not sure of its origin or if Twin Lakes is responsible.

LAKES AND DAMS REPORT:

Patrick announced that Pam has had to resign from the Board and Committee and expressed his and the boards gratitude to Pam for her hard work on the Lakes and Dams Committee. Patrick will take over being the point of contact for Lakes and Dams. The Board has reviewed the Dam Repair Proposal from Bander Smith. Motion to approve this proposal made by Chad, seconded by Sue and approved by all. The construction contract was received today from Ruckman Engineering and will be reviewed for approval.

COMMUNICATIONS:

Newsletter to go to property owners only but ask owners to inform their renters of the website and encourage them to check it out.

There are still items that need to be presented to Chad as he continues to put the newsletter together.

Website continues to get views: 30 from Greene and 40 from Charlottesville. Website is up to date on notices

RULES & BYLAWS:

New class of violations to be added to the committee: Hazardous Violation. Motion to approve by Jane, seconded by Chad and approved by all. A violation of this nature will be fined immediately on a case by case basis ex: clear and present danger or urgency and/or substantial evidence.

A violation tracker to be set up.

Need review of rules regarding sheds.

Law for ARB committee states there must be 3-5 people on the committee and quorum to pass new rules.

SPECIAL PROJECTS:

Community yard sale date has been set for August 18 and Large item pickup will be the day after, August 19, day after yard sale to benefit those with any leftover items that do not sell and you may want to get rid of.

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNED: 9:45 PM