

## Twin Lakes Home Owner's Association Meeting

March 19, 2015 7:00pm

**In Attendance:** Bill Maxton (BM), Patrick Moctezuma (PM), Sue Lance (SL), Laurie Jacobson (LJ), Carl Shifflett (CS), James Hayslett (JH), Anita Jwanouskos (AJ)

**Guests & Speakers:** Ted Tackett, Phil Alcock, Heidi Sikorski, Larry lamb

### Guest Concerns:

Mr. Tackett- There was some damage of the blackberry bushes on his property. Wondering what will be done to repair them? Bander Smith said they will be cleaning up the property. We will be keeping up with them to make sure they work on this. We apologize for the damage and we'll do our best to get it right.

Mrs. Sikorski was wondering what is happening with Lake 2. Thinking about selling and this is hurting possibilities of that.

Mr. Lamb- still have a leak somewhere. Haven't found it yet. Did find one other spot where it froze and burst. On Jonquil, Morning Glory, Carnation & Geranium Road: they need to cut back some brush. We should put this on the website. Cutting will probably take place within the next 30-60 days. Patrick will post this on the website. Also we should put on the website that if we see any type of water leaks to notify Mountain Lakes Water Co or the TLOA Board. Patrick will put this on the website.

### Previous Minutes:

Laurie motions to accept the minutes. James 2<sup>nd</sup>. All approved.

### Treasury Report: Sue

Money Market \$160,944.69

Lakes and Dams \$162,550.85

Checking \$ 545.12

**Bills:** No bills

Snow removal- 4 pushes. Also some salt and sand mix went down also, which is much less damaging than salt alone. This is probably going to cost about \$10,000-due soon. How much was the total cost this year? Been \$5,000 so far.

Anita makes motion to accept the treasury report. Carl 2<sup>nd</sup>. All approved.

### Roads: Bill

Hope to have a list of the roads we'll be working on this year at the next meeting to review.

34 Iris Road- parking in the cul-de-sac during the snow storms. Neighbor asked if they don't park there so the snow removal can be more effective and mail service restored. Bill will stop by and speak with them.

Stop sign on East Daffodil? Hopefully done soon.

**Architectural: Sue**

Garage on Carnation being built. Money has been sent in.

Tony Davis wanted to apply impact fee from Morning Glory property onto another property. It's been well over 6 months, so we can't do that due to the bylaws. Bill will call Lisa about this tomorrow and let her know.

**Lakes and Dams: Laurie**

There was an email about grants available through the state. Anita will forward the email to Laurie and James. Patrick will add Laurie to getting the lakes and dams emails.

Bander Smith has got the slip line into the pipe and do have the grouting done also. All that is left is the earthwork, which will be done when the weather is better. There was a brief holdup due to Columbia Gas concerned about the gas line. Gas lines have been in there since 1957, long before Twin Lakes was Twin Lakes. 2 deep and 1 shallow. All pipelines are fine and heavy work on the dam is done. Dan Hamrick is working on options for Dam 3, which we are required to do. And then find least expensive option for fixing that.

Because of the work we have to get done on Dam 3, Bander Smith said they might see if they can come up with another bid for us on Dam 2. If they do both Dam 3 and 2 at the same time, they might be able to come up with a reasonable offer. They are willing to finance us somehow too. Which might make this feasible for us. If we can cover materials and wages for employees, they would be willing to finance us (no longer than 5 years though). Once we get these fixed with this new material, we will not need to budget for these repairs or lake costs so much in the future. They want to know what our budget is for this? Maybe take out a small loan, then pay it back in conjunction with the financing. Also could do another special assessment. Or adding more financing to the lakeside owners. All options we could explore. We probably still have one more year left on the permit for work on the dam. While the engineer and Bander Smith are working on this, could the board work on what a realistic figure for budgeting?

HS: Is the Sanitary District still an option? We want to get the community to support it if we went through this. Would have to survey whether we could do this. Also if people don't pay this money, then there were fees we would have to pay. Heidi mentioned tapping into emotion when we are trying to raise funds for the lakes. GoFundMe.com is another option. We might want to consider goats for cleaning up some of the grass/weeds on the lake site.

**Newsletter/Website/Recreational Committee: Patrick**

The layout on the newsletter came out wrong and we got a discount on the next one. They will be sending a proof for us to look at before print. And we will be numbering so the layout will be correct. How the newsletter has been put together thus far: Patrick M sends Patrick Fitzgerald the content. Patrick F lays it out and then sends it back to Patrick M. in PDF. Then Patrick sends the PDF to the printer. There were problems with the newsletter. The PDF doesn't dictate whether it's printed on a 11 x 17 or 8 1/2 x 11 sheet. Jason called Patrick and they reviewed it very carefully. It was not right when

printed. Discussion about the layout between Patrick and Laurie. Patrick would be willing to give this task to Laurie, if Laurie would be willing to take it over. Yes, Laurie would be willing. Bill said that would be fine. Patrick will get material to Laurie that she needs. Patrick will also notify Patrick Fitzgerald he won't need to do this in the future.

Content timeline should be moved up so there is time for the board to review the content before we go to print.

We have the contract on the office copy machine. It's \$400 a year. Sue will call to see what the lowest cost we can get for maintenance on it.

When is the next newsletter? May at the latest.

Some people took offense to the dog noise language in the contract. There will be a means to review the newsletter in the future.

#### **Bylaws: Patrick**

Review of the bylaws Patrick brought up. He made a great presentation for how to do the changes. Once we make these changes we can run it by the lawyer to have them approve it. We should come up with a method to get through this process. We really want make this simple for the members. For instance, we're not going to want to go to the annual meeting with 20 changes. The members will not like going over that much. Very overwhelming. Suggestion for the members at the annual meeting: These changes are to simplify the bylaw language, these are substantive changes, etc. We then went on to discuss the bylaw changes on sheets 1 & 2. 10 suggested changes approved by majority. 1 scratched, 3 tabled for next meeting. Patrick handed out another set of bylaw change suggestions for us to review for the next meeting.

#### **Old Business:**

#### **New Business:**

Suggestion about making dues payments every quarter rather than having it due yearly. Would put everyone on a payment plan. The Balancing Act would have to bill for each time too. We pay a lot in credit card fees. But we should pass on that cost onto the home owner's if they pay by credit card. Personal checks are acceptable. We should explore these options in the fall. Timing of annual assessment at beginning of year is really tough. The Board can make the decision to raise the dues.

Patrick makes motion to adjourn. Sue 2<sup>nd</sup>. All agreed. Done at 10:06pm