

Twin Lakes Home Owner's Association Meeting

May 20, 2015 7:00pm

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

Guests & Speakers: Phil Alcock

Guest Concerns:

Previous Minutes:

Sue motions to accept the minutes. Laurie 2nd. All approved.

Treasury Report: Sue

Money Market	\$161,780.94
Lakes and Dams	\$ 36,190.05
Checking	\$ 1,657.73

Bills:	REC	\$84.98
	CWMEB	\$98.50
	Snow Removal	\$7,500.00

Anita makes motion to accept the treasury report & pay the bills. Carl 2nd. All approved.

Credit card fees we pay to allow people to use credit cards to make payments:

2014-	\$2730.01
2015-	\$1759.86

Barbara is going to check into Square.

We can have home owner's pay the fee. Have to pay 2 prices. Discounted price if they don't pay with credit card (which would be the full dues). If they do pay with credit card, then they pay the regular dues plus the fee. Discussion about this. We need to maintain the ability to pay with credit cards. So 2 things we need to explore- reducing the fee and then checking into passing the cost onto those who pay with credit card. Also need to communicate this onto the owner's if we do make a decision. Curious to know how many people pay monthly with payment plans.

Roads: Bill

Budget for 2015 allows for \$70,000 to roads. Bill is starting discussions with paving company. We will get the same square footage as we did last couple previous years. Need to mark the roads so we know exactly what we need to fix. So far Bill knows about at least a mile that needs coverage. Probably only cover main roads and some short roads. Not as many as we would like.

Paving for East Daffodil cul-de-sac- No. Have a lot of homes where there is a greater need where there is more traffic.

Greene County Transit- If we observe the Greene County Transit speeding the subdivision, we need to pass on this information of which vehicle it is to the Transit management or to Bill Maxton.

Bus driver was fussing about shrubs on the road, because driver said shrubs make him run off the road when meeting another car on the road. Bill went to houses on Jonquil to ask them to cut back. Looking for contact information for a couple of house owner's to speak with them about the problem. We need to remind them they can't have unkempt property. It must be cut back 3 feet from road. We can send a letter. We can go visit them door-to-door. But we've been working on this for years and we need to start fining people so they will start to understand they are in violation. We need proof to bring into the court if we go to door-to-door.

Architectural: Sue

We need to change the bylaws about building in the flood zones in order to protect ourselves. The government can stop them from building, but not us. If they own that lot and they apply to get a building permit, then it's approved. If the government can change the flow of waterways, then they can prohibit it. Laurie will follow up with Dan to see if there is a government agency to help us out to find out where the flood zones are and also is there some agency that can prevent them from building there. We also need to be clear on what exactly is in the flood zone. Land documents will tell you if you are in a flood zone. Insurance is very expensive. No liability for us if they buy in flood zone.

Need to follow up with houses we've sent letters to. We have forms we can give the owners. If we do visit door-to-door, Sundays are best to catch people, and then we need their signature with date and how long they have to correct the problem. Good to have an organized day when we do this all together. Sue will email us a copy of the form.

Lakes and Dams: Laurie

Dan was at Lake Skyline last week and they've done their work to begin on the designs. When we get that, we can then go to Bander Smith with the work. We then also need to be prepared for a budget on what we want to spend.

Grants information sent in.

Lake 1 and 2 information going to get sent into the state, so the certificates will be up to date.

Newsletter/Website/Recreational Committee:

Compliments for the newsletter. Looks great. Mail lady said that about 30 came back. We can go door-to-door to go to the houses. We haven't gotten the bill yet. Delivered on time and no problems. 5 ads and those advertisers were given a receipt. The budget will pay for 3 newsletters. Advertising can go up to pay for more. Sue will find out what kind of HOA not-for-profit we are. What number? Our tax exempt number (528, 501C3, etc).

Website was updated to get rid of passwords, etc. There is a lot of information we can see, such as what page is most popular. Chad can set it up for any one of us with Google account to access this. Our email. We are getting a lot of junk emails. Anita will ask Chad if he can help us with that.

Bylaws:

Jean got a positive response from a lady in Green Acres. She was sure Greene Acres would be glad to help us. The POAs in Virginia. Price Radin is the developer of Twin Lakes and Greene Acres. She encouraged us to look at the other bylaws online. We also need to make a decision on opting in to POA. Jean will research what might be best for us. Chadwick presentation will be on June 23rd. Sign up deadline is June 17th.

David Shifflett at Wildwood Valley about their bylaws. Carl didn't get call back. Carl then called Mark Breeding and he's going to check with David too.

Old Business:

Neighborhood watch- nobody was able to attend the meeting.

Priorities/Objectives for Budget. We'll need to take some time to review this. We will do these discussions in the summer as we head into the fall and toward the annual meeting.

PayPal. Barbara is looking into this.

New Business:

Suggestion to move the meeting to the 3rd Tuesday of each month.

Carl makes a motion to change the meeting to the 3rd Tuesday each month. Jean 2nd. All agreed.

Suggestion to join CAI for \$130. Table to find out who is going to be handling this and they can then join this.

County zoning car issues. County did call us back. We'll follow up with that. Anita to get Bill phone #.

Chickens. There is a limit of 5 hens and no rooster. They have to be penned in coop. We don't want them running all over the backyards. If anyone is going to be fencing, they need to get approval from the Architectural Committee. Aster property has a lot more than 5. T-23 has rooster running around, plus hens are not cooped. Anita make a motion to limit 5 hens per household and no rooster, with all hens cooped in. Sue 2nd. All approved.

Bears- there is a mother bear and 2 cubs by Larkspur. They're down here until the food supply is better in the Shenandoah National Park. We'll put something on the website to ask them to protect the garbage cans and also take away bird seed.

Carl makes motion to adjourn. Sue 2nd. All agreed. Done at 9:05pm