

TLOA MEETING MINUTES 5/16/2017

PRESENT: Chad Denby, Laurie Jacobson, Sue Lance, Bill Freels, Jean Weeks, Patrick Moctezuma, James Hayslett, Jane Garton and Andrea Konstant (APMS)

COMMITTEES:

ARCHITECTURAL: Chad Denby
Jane Garton,
James Hayslett
Laurie Jacobson
Sue Lance

BYLAWS: Chad Denby
Jean Weeks
Laurie Jacobson
Patrick Moctezuma

FUNDRAISING: Jean Weeks
Patrick Moctezuma

LAKES and DAMS: Laurie Jacobson
Patrick Moctezuma

NEWSLETTER: Chad Denby
Laurie Jacobson

ROADS: Chad Denby
Sue Lance
James Hayslett
Bill Freels

WEBSITE: Chad Denby

Before the meeting was called to order, Laurie informed the Board that Brad Miliauskas has resigned but offered to volunteer should he be needed.

CALL TO ORDER: 7:10 pm

GUEST(S):

- Philip Alcock, minutes volunteer
- Heidi Sokorski

APPROVAL OF PREVIOUS MINUTES

Motion Forward: Laurie; Seconded: Sue, Motion Approved: By all.

TREASURER'S REPORT & APMS FINANCIAL REPORT

- SunTrust \$171,027.04
 - Alliance \$120,152.03
 - Reserve \$ 1,000.86
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- March bank statement was received and e-mailed to board this past week
 - Andrea reviewed and discussed the balance sheet with the board members
 - It was agreed to pay off the SBA loan balance of \$8,835.
 - Bills have been paid
 - Over \$150,000 in delinquencies has been collected by APMS
 - Insurance quotes and coverage were discussed and it was decided to go with Erie Insurance
 - Motion Forward: Jean; Seconded: Laurie, Motion approved by all

ROADS REPORT

- Construction on Morning Glory Turn base work completed. Surfacing yet to be completed. Chad is still in the process of obtaining quotes for paving. He presented a road map he put together showing all the areas in need of paving. This should help in getting quotes and to establish priority of the repairs. Again, the extent of work will depend on available funds
- West Daffodil (both sides) and Golden Rod repairs have been completed
- Road Signs: Big project and urgent. Bill still collecting information
- Chad looking for suggestions for resources for guard rails

ARCHITECTURAL REPORT

- Laurie and Andrea rode around in early May to check the community for additional violations before notices are sent out. A draft letter has been prepared which Laurie discussed with the board and Andrea will be getting letters out to violators after her return from vacation. There were over 100 violations and issues.
- Community rules letter drafted and has been presented to lawyer for review. Letter to be approved at next meeting

LAKES AND DAMS REPORT

- Andrea to approach Robert at Alliance Bank re: loan for additional dam repairs
- It has been reported that there are still ATV riders on the dam. Michael suggested putting 2 posts w/cable across the opening to prevent ATV riders from gaining access. Cost will be approximately \$475. Motion Forward: Jean , Seconded: Jane, Motion approved by all.

NEWSLETTER

- New rules to be published in newsletter and to encourage homeowners to contact APMS with problems and concerns. Laurie proposes to have the newsletter ready by end of June or early July.

WEBSITE REPORT

- Chad will be making additions to our website

BYLAWS/LEGAL REPORT

- Andrea will be doing warrants in debt after her return from vacation

OLD BUSINESS

- A "Reserve Study*" meeting was on April 12. The study is required by law to protect the community (*Type of Slush Fund for Twin Lakes). It was suggested that if we allotted \$16 per lot, that would give us approximately \$123,000 for reserve
- Patrick is to prepare a letter to Larry Lamb to obtain information as to quality, infrastructure what happens to the community if there is a problem, etc. and if they are the sole provider to our community. Andrea also had a conference with Larry but did not feel it was productive
- School bus, parents parking safety issue still a problem. Laurie, Sue and Jane met with Greg, the School Bus Service Director of the Greene County Public Schools department of Transportation to discuss better options of how to better pick-up children from school safely, such as designated turn-around areas and pick-up spots/bus stops that are safe for everyone. It was decided we would meet again later this summer to discuss this further.
- Shifflett dog issue on Jonquil.....Patrick suggested a new fence and that to fall under "new rules"

NEW BUSINESS

- Discussion of open board meetings with "go-to-meeting" call-ins. Decided that the property owner needs to come in person and we can add "open forum" to agenda. Motion forwarded: Patrick, Seconded: Chad
- Mr. Neal with delinquent dues concerns with past Balancing Act ledger discrepancies with monies owed has made no further contact with APMS to provide evidence of prior deal with the Balancing Act. We will let this ride until he proves otherwise.

Next HOA Meeting Tuesday June 20

ADJOURNED: 9:35 pm