

Twin Lakes Home Owner's Association Meeting

October 20th, 2015 7:00pm

In Attendance: Sue Lance (SL), Laurie Jacobson (LJ), Carl Shifflet (CS), Cliff Yager (CY), Jean Weeks (JW), Anita Jwanouskos (AJ) & James Hayslett (JH)

Guests & Speakers: Phil Alcock, Ashley Artale

Guest Concerns: Ashley Artale, an accountant, is interested in being on the board.

Previous Minutes:

No changes

Jean motions to accept. Sue 2nd. Accepted.

Treasury Report: Sue

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| Money Market | \$ 76,740.82 (Paid SL Williamson that is why it is so much lower) |
| Lakes and Dams | \$ 33,294.50 |
| Checking | \$ 788.74 |

Bills: Rappahannock \$ 84.39

Cliff makes motion to accept report & pay bills. Chad 2nd. All agreed.

Review of the budget. Which includes the new higher amount of dues being paid from home owners.

New bills going out to the members will reflect the \$50 increase.

Laurie has a motion to accept the budget. Anita 2nd. All in favor.

We really want to keep it in mind if we double on the FEMA payments, the amount applied to the loan goes to the principle. We are paying \$475 monthly right now, so it would be \$950 per month. But we have other costs we have to consider. Need to find out about lake's cost. Apparently Lake 2 pipe collapsed on itself during this last big storm and it took away another 10 feet of dam. Dan Hamrick and Rob VanDeLeer will come out to look at this. We should table this discussion about the double payment until after we know what costs we are looking for on the dam. We also should look at how much this will actually save us. The whole reason we want to pay this off is so we can get a loan again in the future if we need to get one. For instance, if we need the money to do the dams.

Jean makes motion to table until the 2016 year. Chad 2nd. All agreed.

Barbara didn't have all the bank statements back yet. Sue will ask her to bring the statements to the annual meeting if she has them by then.

Annual Meeting:

Handouts of the bylaws are ready to go.

We should have agenda. Laurie will send to James to print out.

Raffle- why do this when we are hurting on the money? If we do this, we should consider having the board members forego waiving their HOA fees if we are so desperate for money. That is an extra \$3,000 we can bring in. We'll bring it up with the new board for 2016 Annual Meeting.

Roads: Carl

- Done for the year. Did a wonderful job on what they could do, but not enough for the side roads. That is next year. \$87,690 total budget for the year (snow removal, ice melt, repair of roads). Total roads budget was \$87,000 for 2015. Pretty close. Carl has the money spent on the roads.
- Losing both Bill & Carl on the Roads Committee members. Will need to find replacement committee members.
- Been renewing contract if we've been happy with their work. Wade Wyant wanted to put a bid in. Sue contacted him and he never called back. There is also someone on Jonquil who said he was interested in it. I said we would discuss it. We don't have guidelines set for what they would bid on. Mike rode around with Sue this afternoon to see what needs to be done. The company that we have now has all the equipment that they need, including some big equipment to handle the big storms. Anita will send email to Jonquil home owner: drive the roads, tell us how much it would cost to remove every 4", what kind of equipment they have, spread ice melt/sand, if it is less than 4" what will they do to help clear out the roads. Anita will look for an old contract. Next year we'll work together guidelines for a contract so we can take other bids. We are so close to the season now, it's difficult to take new bids. Need it lined up now within next couple weeks so they don't give away business covering other communities. Sue makes a motion to keep Mikey's Trucking for our snow removal. Anita 2nd. All agree. Sue will contact Mike.
- Mike, from Four Seasons, put a bid in for removing the brush. Mike has a bushhog that will keep it low. Four Seasons gave a bid of \$6,200 (cut/chip all brush on the roads. Shoot that onto empty lots or put it into lot by Lake 2, will cut 3-4 feet back, 12 feet high). He said he would like to do it when the leaves drop off. HomePlate is down to \$7,000 for cutting back brush. Anita makes a motion to accept the bid from Four Seasons. Laurie 2nd. Motion passes. Sue will contact Mike. We may have to consider adding the brush cutting back to the lawn mowing cutting service in the future.
- Home Plate is suggesting fixing the potholes at about \$5 a pothole. \$600 per short road (Marigold, Peony, Phlox). He would use that ground up asphalt. Concern about it not being stable and also having to remove it when we do put new pavement in as it's not a stable base. We'll discuss the roads repairs early next spring so we can get work done early.
- Gardenia Road has a drainage problem at the bottom by the culvert. Collapsing due to the water. Opened it up now, but needs to be looked at. David Arth did great work with Phil Alcock in getting it somewhat capable of dealing with that last storm. Thank you!

Architectural: Sue

- Fence on Morning Glory is decorative in front yard.
- Called county about the new construction on E. Daffodil as the front wall under the ground wasn't tarred and/or waterproofed. County building inspector didn't call back. We don't have proof.
- Called county about Dandelion sign. They will take care of it.
- Confusion about Morning Glory Turn signs. MGT begins at the Y and goes all the way around. Morning Glory stops at the Y intersection.
- County ordering a sign for Phlox also as it is missing

Lakes and Dams: Laurie

- The outlet pipe is collapsing on Dam 2. Hamrick and VanDeLeer going to come out and look at it. Laurie will let us know what that happens so we can join in if we want.
- Still waiting on grant money. Called state and they have to sign off on it.
- Letters from the state for the alteration permit. Good for 2 years. We have our ducks in a row to fix the lakes, but we need the money. Dan says we should cordon off that collapsing area with tape to reduce risk to anyone who explores that area.
- Laurie inquired as to why grass hadn't been cut on Lake 1. Mike is concerned about not enough plant coverage going into the winter. Not growing right now. Mike can plant some seed and put down straw for \$634 as this is the perfect time to do that. We have to follow state rules on what we can plant. Cliff makes motion to accept. Anita 2nd. All agreed. Sue will contact Mike.
- Big tree down on Lake 1. Cliff will get a quote.

Newsletter/ Recreational Committee:

- Newsletter went out. Out in time for the annual newsletter. Some came back that were empty. Don't have to pay for those. Sue has probably gotten about a dozen back. Laurie will work on this.
- Still waiting for apology or reason as to why the newsletter committee/board about why newsletter committee didn't get the full mailing list of all the owners. Sue says our list is set up with owners and some owners own 25 lots. It also had money owed on it, that is why the one list Barbara uses didn't go to Laurie. Discussion about all the board members knowing who owes what. So we will work on this next year. Just asking for transparency. Laurie would like to for all of us to be able to call the bookkeeper if we have a question for her. In the past, there were so many people calling her and it was chaos. That is why board had designated contact people.

Website

- 3400 unique visitors last year. Over 200 unique visitors per month.
- We would like to add page # in bylaws. After annual meeting, we can work on that.
- Will add annual minutes soon. Everything else is up-to-date on the site.

Bylaws:

- Lawyers have been unresponsive. They've put a hold on collections.
- We also paid them \$400 to look at that pack and we haven't gotten any response. The deadline passed and we don't know if we missed out on something or not.
- Miller ledger shows no payment. So lawyers were going to look for viable work so they can garnish wages. That was in August.
- We need to let the lawyer know we no longer have a President.
- Conflict about the late fee in the bylaws. We need to look at this next year and update the bylaws. One location says \$25 and another says \$35.

Old Business:

- Compiling a list of rules for the home owners. Get those to Chad if have anything. Chad reviewed what he has:
 - Animals, uncontrolled/noisy
 - Cutting the brush back
 - Cleaning out the culverts
 - No dumping leaves in common areas
 - Gravel driveways run off
 - Trashcans on the road all the time, not moving it back
 - Moving mailbox to be in compliance with mail carriers regulations
 - Incomplete structures
- Bylaws only have certain ones are finable. It would be good if we made all of them finable.
- 1st letter, then 2nd letter, then we can fine. Maybe run test on the trash can issue. Would have to come up with method for fining, checking for compliance, etc.
- Lawyer says we can only go back 3 years to get dues owed. If there is a PUD rider, then they can go back 5 years. But if we have a signed contract, we can go back 6 years. Consider it warrant in debt. An easy way to collect debt and it doesn't cost a lot. If we could experiment with this next year, then maybe this will be a route to go. Go to Sheriff's Dept to file this and then we have to go to court and get judgment against them. **Barbara can get us a list of who owes.** The file we put in with the Sheriff lets us put in for 4 debts. We should also discuss payment plans acceptable to us next year. How long can they pay it back, etc? Shouldn't be extended more than a year.

New Business:

- Anita makes a motion to accept Ashley Artale to the board. Jean 2nd. All accept.
- We'll need to find another member on the board as Carl will be leaving after the annual meeting. Message from Carl: We've got to have priorities and be realistic about what our goals are moving forward. Twin Lakes isn't a rich community and it is really limited. So we have to evaluate how we can help them and still attain our goals.
- Good to have us talk about the roles/committees we want to work on.

- Laurie will send us an electronic version of the billing statement proof for us to look at. She added convenience fee, late fee, contact information, email, etc. if there is anything more, please let Laurie know.

Anita makes motion to adjourn. Sue 2nd. All agreed. Done at 9:24pm