

Twin Lakes Home Owner's Association Meeting

September 15, 2015 7:06pm

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

Guests & Speakers: Cliff Yager, Phil Alcock

Guest Concerns:

Previous Minutes:

Warrant in debt rather than warrant in lien.
Sue motions to accept. Carl 2nd. Accepted.

Treasury Report: Sue

Money Market	\$148,394.48
Lakes and Dams	\$ 33,043.69
Checking	\$ 899.14

Bills: CWMEB \$ 342.00 for the Cherry Hill properties information sent to us by the courts. County wants to sell the 3 properties for back taxes. We just need to contact lawyers to see what happened or needs to happen. Jean will follow up.

Anita motions to accept the report and pay the bills. Carl 2nd it. Accepted.

Roads: Bill

- 2 weeks from today they will begin paving. Would be nice if they could fill in potholes on Jonquil (crest). They'll get them going down E. Daffodil. We should contact SL Williamson to get a copy of the proposal.
- Stop signs are back up.
- Pot holes. If there is going to be a repair, they should be cut out, cleaned out, dried out & then hot patched. The holes we're going to fix this year, we hope will be fixed permanently next year.

Architectural: Sue

- Fence went up on Morning Glory. Front yard. Sue will look at it.
- House on East Daffodil, builder pushed land up against the house and never tarred the concrete.

Lakes and Dams: Laurie

- Still waiting on grant money.
- Letters from the state for the alteration permit.
- Still waiting to hear from Bander Smith on estimate for Lake 2 in conjunction with Lake 3.

- We really should work on paying off the FEMA loan for the road repair we had to do. As long as we have that loan, we won't be able to qualify for another one. Been paying for 10 years, probably still have another 10 years.

Newsletter/ Recreational Committee:

- Newsletter is done and should be in the mail this week. Color version will be available on the website. 8 pages. It will also go to about 100 renters. The Balancing Act's list is as inaccurate. Bill spoke with Barbara. Barbara says it changes weekly, sometimes daily. Most of her information comes from the county, which is the legal address she has to use. What Laurie got was the mailing list from Barbara. Barbara's master list has the amount of what everyone owes, that is why she didn't share it. They are different. Laurie worked very diligently for a week to get the mailing list up to date. Laurie found some of the deadbeats who owe us money. Major concern is we should have the addresses so we can get the bills to them. Barbara says she got a very low mail return on the bills. It would be good if we could work with Barbara to get the lists up to date.

(Bill left.) Sue will talk to Barbara to see what we can do. Barbara would like to work on getting the list with the lots and the address. Maybe we should invite her to a meeting so we can talk with each other about expectations.

Website

- Chad isn't here. New version of newsletter will be on there.
- Sue needs to put the new budget onto the website with the higher dues. It will be handed out at the annual meeting and also be included in the disclosure packets. We will announce the higher dues at the annual meeting. We should be prepared for justifying this hike.
- We should add the dues increase to the website.

Bylaws:

- Shame to see Patrick's work not recognized and worked on. We should revisit to see what we can do with it.
- Have to vote on Article IV about the changing of the meeting date.
- Vote about fixing the roads 2 times a year.
- Vote about the accounts as we don't have it right now.

Old Business:

- Try to get a list of rules to Chad so he can keep a folder and we add to the website. Should be in the disclosure packet too. Bill has 2 in his vehicle. Thank you to Phil for all the work he did on it. The 4 by 4s might warp, so we should work on making sure we have metal poles in the future.
- Tree trimming- do we want to continue his contract to do more cutting? He got to the really bad spots that the bus travels on. The boys have done a good job. We'll table it until we know how much it will be to do the rest of Twin Lakes.

New Business:

- Cliff Yager is interested in being on the board. My work has slowed down, so I would like to make the community better. Anita makes a motion to accept Cliff on the board. Jean 2nd. All accepted.
- Annual meeting (October 22nd, 7pm). October monthly meeting on the 20th. We should be prepared.
 1. Amount spent on roads, lakes & dams and other items. Increase in dues will be announced then. We'll need to justify the increase to the membership.
 2. Committee reports. As concise and to the point would be much appreciated.
 3. Should we do a ballot? Takes longer because now we have to keep it to 2 hours. School charges \$40 an hour. Cliff & Jean will be official hand counters.
 4. Phil will bring his microphone just in case the school's does not work.
 5. We will have the annual drawing. Anita will bring tickets and hat.
- We should make sure our bills look better with letter head, late fees, etc. Barbara uses a Quickbooks bill. Barbara said we just need to come up with the template and she can complete it. Add convenience fee onto bill. Statement should have due dates, late fee date, etc. Phil and Chad will work on this so it will look good.
- To do list. Would be nice to aim at certain issues on a quarterly basis would be a lot less overwhelming than all the things we have to do.
- Got to consider who is going to be the leadership after the annual meeting.

Sue makes motion to adjourn. Jean 2nd. All agreed. Done at 8:44pm