

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit
Meeting Minutes

Date: April. 20, 2009 **Time:** 6:00 p.m. **Location:** Ferman Dealership conference Rm. (SR 54)

- I. **Call to order:** President Paul Theriault called the meeting to order at 6:01 p.m.
 - A. **Officers Present (or absent):**
 1. President - Paul Theriault was present
 2. Vice President - Joe Saladino was present
 3. Secretary - Dean Goldsworthy was present
 4. Treasurer - John Pavka was present
 - B. **Members (or absent):**
 1. Randy Cook was present
 2. Steve Fickett was present, but tardy
 3. Jammie Woolwine was absent
 - C. **Residents Present:**
 1. Lori Hall
- II. **Proof of Notice of Meeting:** The meeting notice was posted on the pool cabana and lighted entryway bulletin boards on April 18, 2009.
- III. **Minutes:** A motion to approve the minutes for the Association members meeting on January 27, 2009 was made by Joe Saladino and seconded by Dean Goldsworthy. All voted in favor, the motion carried.
- IV. **Officers' Reports**
 - A. **President's Report:**
 1. Set the next Association meeting for May 20, 2009. (3rd Wed.)
 - B. **Treasurer's Report:** John Pavka explained footnote #3 of Bashor & Legendre's (CPA) report on owners' assessments needs to be corrected from \$144/quarter to a lower amount. John also explained footnote #6, assessments receivables is \$103. He explained CPAs consider amounts receivable of less than 60 days are considered collectable, ie.the association should recover them. John explained CPAs don't consider money owed that is greater than 60 days old, will not be collected.
 - C. John reported as of March 31st the association has \$18,800 in past due accounts. 22 owners owe 90% of that or \$17,700. He notes we have liened all 22 properties and recommends liening the 1 current home in foreclosure. He stated maintaining an aggressive liening stance helps protect the association's rights in foreclosure proceedings.
 - D. He explained the association has \$65,000 in total reserves. Said he wanted to explain the need to increase reserves in an upcoming newsletter. Our roads have already exceeded their expected life according to county standards. We will need at least \$250,000 (estimate) to repave the roads in the community in 5-7 years.
 - E. Bill Sanborn said liens cost \$150 to execute and they are handled by lawyer who specializes in collections.
 - F. Lori Hall recommended monthly fees instead of quarterly. The board explained monthly payments are acceptable as well as quarterly payments and that many residents have made prepayments.

V. Committee Reports

A. Architectural Review Committee:

John Pavka reported four recent requests were approved.

B. Curb Appeal Award Committee:

Dean recommended the house at 24226 Painter Dr. with the fountain, Steve Fickett will approach the homeowners.

C. Landscaping Committee:

Lori Hall asked the board to consider a \$1,500 quote to enhance the front entrance. She'd like the entrance to make more of an impact than the little things we are doing with landscaping. Make beds bigger. Make the plants drought and freeze resistant since we had so much damage this winter with the numerous freezes. The bid was for 3 gallon sized plants, 2 legustrum trees to cover against frost, etc. junipers, hollies, and drip irrigation. Provided John with cost for just the plants if we want to plant them ourselves (apx. \$750). Asked John to get quote from Duncheon.

Discussed having the mistletoe removed from the front entryway trees. Has a quote from Rembrandt for \$600 to trim trees and remove mistletoe along entryway. Board decided to address the worst 6 trees now and 6 more next winter when the trees are bare. A motion to spend \$300 now and \$300 in the winter was made by John Pavka and seconded by Joe Saladino. All voted in favor, the motion carried.

VI. Manager's Report:

A. Paul Theriault questioned how the 2230 Foggy Ridge home mentioned in the Manager's report could only be \$ 220 in arrears and be in foreclosure. Bill Sandborn isn't sure why. Bill Sanborn recommended we go ahead and lein property. A motion to lein 2230 Foggy Ridge was made by Joe Saladino and seconded by Randy Cook. All voted in favor, the motion carried.

B. The board clarified any time a property becomes \$300 in arrears the property manager should automatically lein the property without asking the board for permission. Therefore, there was no need to discuss the other delinquent properties in the manager's report.

C. Discussed 2166 Foggy Ridge and whether it has been abandon. The grass is getting long and the yard generally unsightly. Bill Sandborn stated a violation letter will go out for weeds in the yard, mailbox, etc. Board discussed putting a request in the newsletter for youths to mow yards of abandon properties for \$20.

D. A motion to renew our PACA membership for \$50 was made by Dean Goldsworthy and seconded by Joe Saladino. All voted in favor, the motion carried.

E. Bill Sanborn recommended we not mention the trespassing taking place on the property between SR 54 and Tioga Dr. in association communications such as the newsletter or website, as requested by the trustee of the property. He said the property up front is private and trespassing is enforceable by law. Paul Theriault recommended in the name of being a good neighbor we could mention the continuing trespassing as a problem on our web site.

F. Board discussed easements. Paul clarified the maintenance of easements is the responsibility of the lot owners.

G. A motion to approve the revised Rules and Regulations was made by Dean Goldsworthy and seconded by Joe Saladino. Five members voted in favor, Steve Fickett abstained and the motion carried. Bill Sanborn reported he would forward the document back to council for a final review.

- H. Board inquired whether the resident at 24473 Painter Dr. had been sent a letter to move his shed away from the fence. Bill Sanborn reported a letter to move the shed had been sent.
- I. Discussed water restrictions: Lori Hall reported after a discussion with the county that Twin Lakes is a private water utility and still only under phase 3 restrictions.

VII. Unfinished Business

- A. After board discussion, John Pavka made a motion to combine the paint and steel door bids for the pool cabana and make a counter bid of \$5,900 (\$500 less than vendor bid separately) to Mr. Kitson. Five members voted in favor, Joe Saladino abstained and the motion carried.

VIII. New Business

- A. Joe Saladino recommended we mow the lake bottom while it is empty. Proposal was tabled due to cost.
- B. Lori Hall asked when is Davey contract up? She has a suggestion for another vendor and will provide it to bill Sanborn.
- C. Due to recent vandalism, forming a Community Watch was discussed. Paul Theriault said it was looked into in the past. Mentioned teams of 2 people are required, daily patrolling etc. and the association can't get enough volunteers involved to have a practical program.
- D. John Pavka discussed sherriff not making arrests for 1) assault & battery and 2) pool trespassing over recent holiday. Dean Goldsworthy questioned spending thousands on a new camera system if the sheriff is unwilling to arrest and prosecute those caught in the act.

- IX. **Adjournment:** A **motion** to adjourn was made by Joe Saladino and seconded by Randy Cook. All voted in favor, the motion carried. Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dean Goldsworthy
Secretary

Minutes approved: _____ Date: 5/20/09