

TWIN LAKES

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

Meeting Minutes

Date: May. 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 5:59 p.m.
 - A. **Officers Present:**
 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. **Board Members Present:**
 1. Randy Cook was present
 2. Steve Fickett was present but tardy
 3. Jammie Woolwine was absent
 - C. **Residents Present:**
 1. Lori Hall
 2. Joe Click
- II. **Proof of Notice of Meeting:** A meeting notice was posted on the pool cabana and lighted entryway bulletin boards on April 21, 2009.
- III. **Minutes:** A motion to approve the minutes for the Association members meeting on April 20, 2009 was made by Dean Goldsworthy and seconded by Joe Saladino. All voted in favor, the motion carried.
- IV. **Officer Reports**
 - A. **President's Report:**
 1. Set the next Association meeting for July 15, 2009. (3rd Wed.)
 - B. **Treasurer's Report:**

John Pavka reported the reserves for street repaving is growing, currently \$ 68,631. But he wonders can our association get federal stimulus money to help repair the roads. He is currently looking for a non-matching \$400,000 roadway grant because cost is apx. \$100,000/linear mile.

Also looking for grant money to pave a sidewalk from pool area to Hwy 54. (From district 7 DOT interstate transportation equity and efficiency act.) If we can't get a grant, John wondered as a non-profit can we get a letter ruling decision from the IRS and allow us to purchase the property the sidewalk would sit on? Hasn't heard of others trying this so he's optimistic we could succeed.
- V. **Committee Reports**
 - Landscaping Committee:**
 1. Resident Hall got a bid from Warren's Landscaping for \$1,450. Includes removing old plants, adding 2 ligustrum, 3 gallon plants and a rain bird drip system.
 2. Mr. Pavka obtained a bid from Patrick Duncheon for \$ 2,105. Includes 4 ligustrum and crape myrtles. Mr. Pavka wants "under structure" to go with the oak tree canopy. He's also against ripping out what is there.
 3. Resident Click stated he's spent thousands of dollars with Duncheons and he personally was not happy and would not recommend their company.
 4. Problem is the bids aren't apples to apples. Need to obtain another bid. Resident Click offered to try and get another bid from a third vendor. Suggestion was made for Mr. Pavka and residents Hall and Click to make a list of what we want and then get the vendors to bid on the same plants.

VI. Manager's Report:

- A.** Storm water system needs a mandatory inspection and Mr, Sanborn has bid it out among three engineering firms. Low bid was \$ 350. Mr, Sanborn accepted the low bid and told them to get started.
- B.** Paul said if Mr. Kitson didn't accept our counter offer then the board stated at the last mtg. to engage the low bidders for painting and door installation, but to be sure they included painting the doors. Board said make sure the doors are primed. So proceed and get it done before the next meeting.
- C.** Entrance Trees: Tree cleaning bid at Rembranch was over a year ago. So George from Rembranch offered to do it now for \$ 650. A \$325 cleaning of half of the trees now and a second \$325 in 6 months for the other half of the trees. A motion to accept the two \$325 cleanings was made by Joe Saladino and seconded by Randy Cook. All voted in favor, the motion carried.
- D.** Landscaping bids, Mr. Sanborn is meeting with bidders (Davey, TLC) to review specifications. The current contract expires July 1. They should be in by the end of May.
- E.** Violations: 24338 has foreclosed. Bank is setting it up for resale. Contractor left junk out. Taken care of now.
- F.** 2139? Get resident to state in writing how long they want the dumpster in their yard. Board will approve a dumpster for up to 1 month.
- G.** Mr. Sandborn reviewed watering restrictions.
- H.** 2330 Foggy Ridge, Mr. Sandborn had attorney send \$105 violation letter for derelict Maxima.
- I.** Mr. Cook reported 24473 Painter Dr. shed has been moved.
- J.** CPA did send revised electronic version of report to Mr. Pavka. Mr. Pavka is now requesting a hard copy be sent to him.
- K.** Mr Sanborn noted the board president and secretary need to sign a resolution to confirm our rules and regulations, now that they've been reviewed by the attorney.

VII. New Business

- A.** 1. Resident Click renewed complaint against 24429 Painter Drive's yard, the homeowner is not taking care of his yard and bugs are encroaching into his yard. Mr. Sanborn stated he had reviewed Mr. Click's concerns with him and that a violation letter was sent out.
2. Resident Click asked for clarification on abatement with regard to resodding a lawn. Mr. Sanborn stated our lawyer has recommended the association take abatement action only on abandon properties. Mr. Sanborn said the association has taken the abatement remedy with other properties for other reasons, but if the association gets sued the association can't be guaranteed to get its money back.
3. Resident Click stated he wants to "make an example" of residents who are not following deed restrictions. Mr. Sanborn reminded everyone that last year we took legal action against a resident who was leaving a utility trailer out in the yard and that cost the resident apx. \$ 200. Mr. Theriault reminded everyone the association has limited powers and the association isn't going to make expensive investments like resodding lawns when the association can't be guaranteed a reimbursement. The association will send violation letters and \$105 letters from the association's lawyer.
4. Residents taking pride in their lawns is Mr. Click's main concern because if they don't it will continue to deflate the value of our homes. Unit owners don't know how to take care of their yards so he suggested we mention in the newsletter how to care for yards. Just go to www.scotts.com and enter your zip code and the site will tell you how to take care of your yard.

Mr. Goldsworthy asked Mr. Click to provide two paragraphs of lawn maintenance information for future newsletters and on the website.

5. Resident Click made complaint about garbage cans on side of residents that are visible and are not behind a fence. Mr. Sanborn stated he thought it was ok for trash cans to be on the side of houses. Resident Click read Section 21 of the deed restrictions. Board members confirmed trash cans should be behind a privacy fence.

6. Resident Click made complaint about trash piled high in a pick up green truck at 24125 Painter Drive.

7. Resident Click made complaint about 24141 Painter Drive missing sod.

8. Resident Click made complaint about a sign violation at 2350 Foggy Ridge.

9. Resident Click made complaint about Johnson Control commercial van. Bill Sanborn stated two weeks ago a violation letter went out on that.

10. Resident Click inquired about a security update at the pool. Mr. Theriault stated we're taking it a step at a time. We're reviewing bids to replace the steel doors, paint the pool cabana, and increase secure room ventilation. Then we'll address security. Possibly by making our existing system work. Currently, the sheriff deputies take reports of vandalism and assault, but seem reluctant to prosecute anyone. Our efforts to address security aren't over.

B. Resident Hall and Mr. Goldsworthy reviewed paint swatches at dusk and agreed to review color selections in better light. But they agreed we would paint green hues to complement the roof shingles. We want to keep a lighter hue for the stucco cabana and darker hue for trim and doors.

C. A motion to formally accept Jamie Woolwine's resignation was made by John Pavka and seconded by Joe Saladino. All voted in favor, the motion carried.

VIII. Adjournment: A motion to adjourn was made by Joe Saladino and seconded by Dean Goldsworthy. All voted in favor, the motion carried. Meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Dean Goldsworthy
Secretary

Minutes approved: _____ Date: 7/15/09