

TWIN LAKES

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

Meeting Minutes

Date: May 10, 2010 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** by President Diana Palinkas at 6:41PM
 - A. **Officers present:**
 1. President – Diane Palinkas
 2. Treasurer - John Pavka

Officers Absent:
Vice President – Joe Saladino

Secretary position open
 - B. **Members present:**
 1. Randy Cook
 2. Steve Fickett
 3. Dean Goldsworthy
 - C. **Residents present:**
 1. Jim Harper
 - D. **West Coast Management Co.**
 1. Camille Sanabria
- II. **Proof of Notice of Meeting:** The meeting notice was posted on the pool cabana and lighted entry way bulletin boards
- III. **Minutes:** Randy Cook **motioned** to accept the minutes as provided.
Dean Goldsworthy seconded the motion. The Board voted and the motion passed unanimously.
- IV. **Financial Report**
Treasurer's Report:
 - A. John Pavka **motioned** to lien five properties using Attorney Leonard Mankin.
Diana Palinkas seconded the motion. The Board voted and the motion passed unanimously.
- V. **Committee Reports**
 - A. Architectural Review Committee: One architectural request was approved and given to West Coast to process and file.
 - B. Landscaping: No one has come forward to lead the landscape company at this time.
 - C. Curb Appeal Award: Steve Fickett reported the he has chosen 24227 Painter as one winner of the Curb Appeal award. Steve asked Camille to supply the owner information to him so that he could contact the owner. Steve also stated that he wanted to award another home, but is in the process of choosing that home at this time. The Board instructed West Coast to prepare a Curb Appeal Award letter to be sent to award winners. Camille will prepare the letter and send it via email for review.

VI. Manager's Report:

- A. Camille Sanabria referred the Board to the Project Status she supplied for the Board to review.
1. Camille Sanabria reported on the status of the Corporation Annual filing
 2. Camille Sanabria reported on the status of the upcoming Hearing Panel
 3. Camille Sanabria asked the Board to respond to the email sent regarding the inspection

VII. Unfinished Business

A. Pool Deck ramp

Diane Palinkas reported that her husband will begin work on the deck ramp May 15, 2010.

B. Irrigation by the pool – John Pavka will contact the three companies to meet for bids.

C. Pool Security

The Board instructed Camille to contact Property Line Fence to inquire about wrought iron fence around the pool at a height of 9 feet.

The Board also agreed to have Randy Cook inquire of a person he knows the cost of wrought iron fence around the pool at a height of 9 feet.

VIII. New Business

A. Discussion regarding the picnic:

Name: Twin Lakes Community Picnic

Date: June 5, 2010

Time: 10:00 AM – 2:00 PM

Provided by the Association: hamburgers, hotdogs, plates, napkins, water and ice to be purchased at Sam's

Diana Palinkas **motioned** that a budget of \$500.00 be set for the picnic.

Steve Fickett seconded the motion. The Board voted and the motion passed unanimously.

IX. Adjournment: A **motion** to adjourn was made by Diana Palinkas and seconded by Steve Fickett. All voted in favor, the motion carried. Meeting was adjourned at 7:44p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 7/12/10