

# Twin Lakes Subdivision HOA

## Meeting Minutes

**Date:** February 20, 2012 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

**I. Call to order:** by President Diana Palinkas at 6:35 PM

**A. Officers present:**

1. President – Diana Palinkas
2. Vice President – Joe Saladino
3. Treasurer – John Pavka
4. Secretary – Kelly Cook

**Board Members absent:**

1. Dean Goldsworthy
2. Lori Jankowiak

**B. Board Members present:**

1. Randy Cook
2. Julie Acker
3. Steve Fickett

**C. Guests**

1. Camille Sanabria, West Coast Management

**D. Homeowners**

1. Jim Harper

**II. Proof of Notice of Meeting:** The meeting notice was posted at the pool cabana and lighted entry way bulletin boards

1. **Minutes:** It was **motioned** and **seconded** to accept the January 9, 2012 minutes with corrections in the heading. **The Board voted and the motion passed unanimously.**

**III. Financial Report**

John Pavka discussed the need to begin realistically looking at re-paving of the community. West Coast was directed to begin to obtain bids.

John had a question regarding the aged owner balances showing negatives for prepaid.

1. A **Motion** was made to move forward with attorney recommendations for lien foreclosure for account number TL061 and TL151. **The motion was seconded. The Board voted to approve unanimously.**

**IV. Committee Reports**

**A. Architectural Review Committee:**

1. One Architectural Request was approved for 24450 Painter to repaint home.

**B. Landscaping:**

1. Karin Fickett has volunteered to head up the landscape committee and will meet with John Pavka and Aqua Pro to discuss irrigation needs.

**C. Curb Appeal Award:**

1. The February Curb Appeal was awarded to 24227 Painter Drive for the recent improvements made on the property.

**V. Manager's Report:**

- A.** Report presented to Board by Camille Sanabria-see attached

**VI. Unfinished Business**

**A. Erosion Concerns –**

1. A Motion was made to table the bid from The Ash Group, Inc, for the amount of \$2790.00 survey and map the area behind 24241 Twin Lakes Drive to maintain the area properly. **The motion was seconded. The Board voted to approve unanimously. (one board member abstained from the vote because of personal knowledge.)**

**VII. New Business**

1. A motion was made to accept a bid from Nemeth Lawn care to mulch the entrance to the pool and the entire playground with the expectation that the hole caused by water run off be filled and black cover replaced. **The motion was seconded. The Board voted to approve unanimously.**
2. A motion was made to accept a bid from Nemeth Lawn care to remove leaves and debris as well as mow and edge and remove dead vegetation from the home at 2330 Foggy Ridge after a 10 day notice is sent to the home. **The motion was seconded. The Board voted to approve unanimously.**

The next meeting was set for March 12, 2012 at 6:30 PM at Ferman Dealership on Hwy 54  
**Adjournment:** A motion to adjourn was made and seconded. The Board voted to approve unanimously.

Meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 3/12/12