

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: April 9, 2012 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by Vice President Joe Saladino at 6:30 PM

A. Officers present:

1. President – Joe Saladino
2. Vice President – Randy Cook
3. Secretary – Kelly Cook

2. John Pavka
3. Diana Palinkas

B. Board Members present:

1. Steve Fickett
2. Lori Jankowiak
3. Dean Goldsworthy

D. Guests

1. Camille Sanabria, West Coast
2. Ken Wagenbrenner of Aqua Pro

E. Homeowners

1. Attila Palinkas
2. Jim Harper

C. Board Members absent

1. Julie Acker

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 waive the reading and accept the March 12, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

III. Financial Report

1. A **Motion** was made to accept the payment plan presented from the association attorney for account #TL061. The first payment is to begin April 30, 2012. Should the payment plan not be followed as presented the process of lien foreclosure will begin immediately. **The motion was seconded. The Board voted to approve unanimously.**

IV. Committee Reports

A. Architectural Review Committee:

No report at this time.

B. Landscaping:

1. Karin Fickett has created a landscape plan for the entrance signs and first set of Oak trees. She is working to create a plan for the rest of the Foggy Ridge common area. A meeting was held with Ken Wagenbrenner of Aqua Pro. Mr. Wagenbrenner explained his estimate presented to the Board. Mr. Wagenbrenner was asked to measure for another estimate to extend drip irrigation along the Foggy Ridge common area. He then left to measure the area. He later called the Board with a quote. The Board decided to forego the extended drip irrigation at this time until the actual plan for landscaping is in place.
2. A **Motion** was made to accept the bid of \$1955.00 from Aqua Pro. **The motion was seconded. The Board voted to approve unanimously.**

C. Curb Appeal Award:

1. The April Curb Appeal was awarded to Minh Luan & Kim Thanh Thi Danh 2406 Chobee Court.

V. Manager's Report:

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

VI. Unfinished Business

A. Erosion Concerns –

1. Steve Fickett will continue to obtain bids for erosion maintenance.

VII. New Business

A. Pressure wash of pool cabana and deck

1. A **motion** was made to accept the bid from Attila Palinkas for \$1580.00 to pressure wash pool cabana and deck, fill cracks, paint pool deck and replace electrical outlets. **The motion was seconded. The Board voted to approve unanimously.**
2. A **motion** was made for Steve Fickett to meet with Attila Palinkas at Balsam Court to obtain a bid for maintenance of the common area. **The motion was seconded. The Board voted to approve unanimously.**

The next meeting was set for May 14, 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 7:49 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 5/14/12