

Twin Lakes Subdivision HOA

Meeting Minutes

Date: May 14, 2012 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

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

A. Officers present:

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

4. Julie Acker

C. Board Members absent

1. Diana Palinkas

B. Board Members present:

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

D. Guests

1. Camille Sanabria, West Coast

E. Homeowners - NONE

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 April 9, 2012 minutes as presented. The Board voted and the motion passed unanimously.

III. Financial Report

1. A Motion was made to leave the \$2000.00 violation fine on the ledger for TL078. The motion was seconded. The Board voted to approve unanimously.
2. A Motion was made for the attorney to move forward with the lien foreclosure for TL097. The motion was seconded. The Board voted to approve unanimously.

IV. Committee Reports

A. Architectural Review Committee:

Architectural request from 2344 Asaph for new landscape install was approved.
Architectural request from 24438 Painter to repaint home was approved.

B. Landscaping:

1. Steve Fickett gave an overview of the work that has been completed to date. There were some issues with irrigation that Steve discussed with Ken of Aqua Pro. These should be resolved. Lori Jankowiak to work with Steve and Karin to ensure larger more established plants are used.
2. A Motion was made authorize up to \$2000.00 for continued work on the landscaping to Steve and Karin Fickett. The motion was seconded. The Board voted to approve unanimously.

C. Curb Appeal Award:

1. The June Curb Appeal will be awarded to WM Grimm & Deborah Treace of 24446 Painter Drive.

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 after at least four months of discussion and delay from erosion control companies to receive four bids, to accept Nemeth's bid for pond erosion maintenance at Twin Lakes and Tioga with the

written clarification of material to be used and a schematic showing precisely how work will be completed. **The motion was seconded.**

The Board voted to approve unanimously.

2. A quote for maintenance of the common area at Balsam Court was received from Nemeth Lawncare. Randy, Joe and Steve will meet with Nemeth to add work maintenance to the pond area at Balsam to the quote.

B. Letter to Aiken Trust

John will continue to research and draft the letter then will work with Camille to complete.

C. Road Re-surfacing

Camille will research who the roads belong to and will get this information in writing. The association attorney will be contacted if written confirmation cannot be found.

D. Entrance Lights

A **Motion** was made to accept the bid for entrance lights from A&H Electrical. **The motion was seconded.** **The Board voted to approve unanimously.**

VII. New Business

A. Pine Tree removal at 24205 Painter

Camille will research who the conservation easement belongs to in order to find out who is responsible for the removal of the tree.

A **Motion** was made that should the association be responsible for the removal of the tree that a bid of no more than \$1000.00 will be accepted for removal of the tree. **The motion was seconded.** **The Board voted to approve unanimously.**

B. Lighting at the Pool Cabana

A Motion was made have A&H place a new light in the pool cabana area for no more than \$300.00. **The motion was seconded.** **The Board voted to approve unanimously.**

C. Ongoing list of possible changes for the Documents

Non compliance fining, Rental approval

The next meeting was set for June 11, 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 7:56 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes Approved Date: 6/11/12