

# Twin Lakes Subdivision HOA

## Meeting Minutes

**Date:** March 11, 2013 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

### I. Call to order: by President Joe Saladino at 6:35 PM

#### A. Officers present:

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

#### Board Members Absent

4. Dean Goldsworthy
5. Lori Jankowiak

#### B. Board Members present:

1. Conrad Boudeau
2. Steve Fickett
3. Julie Acker

#### C. Guests

1. Camille Sanabria, West Coast
2. Denise Helbig, West Coast Management
3. Paul Knuth, Alliance Association Financial

#### D. 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 February 19, 2013 minutes as presented. The Board voted and the motion passed unanimously.

Denise Helbig addressed the Board and introduced Paul Knuth, Vice President, Alliance Association Financial. Mr. Knuth addressed the Board and described the benefits of the Association using his financial company. He described AAF as an HOA/COA bank only. There would be no bank fees and AAF would work directly with West Coast Management to collect association dues. AAF also offers CDs and Money Market accounts as well as loans at low interest rates. Mr. Knuth answered questions from the Board.

A Motion was made to accept Alliance Association Financial as the financial institution for the Association. The motion was seconded. The Board voted to approve unanimously.

Denise suggested West Coast create a newsletter to be distributed with the annual financials to homeowners via US mail. By consensus the Board agreed.

### III. Financial Report

Camille presented the balance sheet, income/expense sheet, accounts receivable spread sheet and aged owner sheet to the Board.

A Motion was made to move forward with a lien foreclosure on account number TL037. 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. Steve reported that Phase I is complete at this time and plans for Phase II have begun.

C. Curb Appeal Award:

1. April 2013 will be decided at the inspection on March 15, 2013.

D. Storm Water Drainage Maintenance

1. Steve met with Andreyev Engineering's Voytek Mroz and was given specific instruction for maintenance.

A **Motion** was made to pay Mr. Mroz \$200.00 for his consultation. **The motion was seconded.**  
**The Board voted to approve unanimously.**

Joe and Steve will meet with handymen to discuss this specific maintenance.

A **Motion** was made to approve up to \$2000.00 for erosion repair for inspection purposes. **The motion was seconded.** **The Board voted to approve unanimously.**

V. **Manager's Report: - enclosed**

Hearing Panel minutes - enclosed

VI. **Unfinished Business**

A. **Road Re-surfacing – On hold at this time**

B. **Pool Re-surface**

**Contract signed and Disbursement form completed.**

VII. **New Business –**

A **Motion** was made to accept the bid from Vizzari Brothers to add landscaping to the pool road for \$565.00. **The motion was seconded.** **The Board voted to approve unanimously.**

A **Motion** was made to accept the bid from John Smith to repair erosion behind 2154 Foggy Ridge for \$250.00 and repair spillway for pool drainage on far right side for \$200.00 **The motion was seconded.** **The Board voted to approve unanimously.**

The next meeting will be MONDAY April 8, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 4/8/13