

## Twin Lakes Subdivision HOA

### Meeting Minutes

**Date:** April 8, 2013 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

#### I. Call to order: by President Joe Saladino at 6:34 PM

##### A. Officers present:

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

3. Julie Acker

4. Dean Goldsworthy

##### Board Members Absent

5. Lori Jankowiak

##### B. Board Members present:

1. Conrad Boudreau
2. Steve Fickett

##### C. Guests

1. Camille Sanabria, West Coast

##### D. Homeowners

1. Dennis Mikkelson

#### 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 11, 2013 minutes as presented. **The Board voted and the motion passed unanimously.**

#### III. Financial Report

Treasurer John Pavka reported that the association is in good financial condition at this time. He reviewed the taxes and accepted them as presented.

#### IV. Committee Reports

##### A. Architectural Review Committee:

No report at this time

##### B. Landscaping:

1. Steve presented a proposal from Karin regarding the entrance along Foggy Ridge close to the pool road.

A **Motion** was made to approve up to \$800.00 to the landscape committee for purchase of 2 or 4 stones (depending on the size) and vegetation to be placed around the stones. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to approve up to \$1000.00 to the landscape committee to place Viburnum and accent flowering plants along the South side of the pool. **The motion was seconded. The Board voted to approve unanimously.**

##### C. Curb Appeal Award:

1. April 2013 did not respond to West Coast, so there is no April winner. The May winner will be contacted by West Coast.

##### D. Storm Water Drainage Maintenance

1. Steve has been working to repair the erosion concerns and has completed the first phase.

A **Motion** was made accept bid for time and labor from John Smith and allow SWDM Committee up to \$300.00 for material to repair erosion area number 7. **The motion was seconded. The Board voted to approve unanimously.**

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

Presented by Camille

#### VI. Unfinished Business

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

##### B. Alliance Association Financial Update – to be completed May 1, 2013

**C. Pool Re-surface**

- 1. Pool bonding in the process at this time, should be complete with re-surface by 4.12.13**

A **Motion** was made to accept a bid from Atilla Palinkas to pressure wash the pool cabana once the re-surface is complete. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to accept a bid from John Smith to install two lights at the pool to illuminate the West end of the pool area. **The motion was seconded. The Board voted to approve unanimously.**

**D. Pool road landscape update - complete**

**E. Pool erosion repair update - complete**

**VII. New Business –**

West Coast was directed to obtain 2 more bids from arborists for tree trimming.

The Board discussed rentals in the community and directed West Coast to share verbiage from other associations regarding rentals to be discussed at the next meeting.

A **Motion** was made to accept Julie Acker's resignation from the board as she has sold her home. **The motion was seconded. The Board voted to approve unanimously.**

The Spring Pool Party will be held June 8, 2013 from 11:00am to 2:00pm. Each Board member is donating money as well as West Coast Management.

The next meeting will be MONDAY May 13, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Approved at 5/13/13 Meeting