

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit
BOARD MEETING MINUTES

Date: November 17, 2016 Time: 6:30 p.m. Location: 24209 Painter Dr.

I. **Call to order:** Jim Clark called the meeting to order at 6:40 PM

A. Directors present:

1. President – Jim Clark
2. VP-Joe Saladino
3. Treasurer – John Pavka
4. Secretary – Steve Fickett
5. Randy Cook
6. Kathy Clark
7. Terry Henry

B. Directors Absent:

1. Josh Nickel

C. Residents present:

1. Kelly Cook
2. Tammy Merritt
3. Larry Wissinger
4. Jim Beazel

D. West Coast Management Co.

1. Lisa Deprez, LCAM

Joe Saladino made a **MOTION** to accept the Meeting Minutes from September 15th, 2016 as presented. Kathy Clark **seconded the MOTION. The motion passed unanimously.**

II. **REPORTS**

A. Financial – John Pavka

1. John gave the Financial report.
2. John summarized his discussion with the attorney regarding how to allocate the paving reserves. John and Jim will consult another attorney for their opinion on the matter.

B. Management – Lisa Deprez

1. Lisa presented the Management Report. All items were in preparation for the annual meeting and are closed.

III. **COMMITTEE REPORTS**

A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison

1. Kathy Clark is working to pull together the guidelines for the architectural committee. Lisa suggested that Anna Maria Wissinger might be interested in this committee.
2. Kathy presented the arch committee report. 1 home currently approved for improvements.

B. Landscaping Committee – Steve Fickett/Jim Clark

1. Jim wants to install sprinklers along the entrance road to try and keep those plants growing. Kathy made a **MOTION** to allow Jim to spend \$200 to install sprinklers along the entry road. Joe seconded the motion. Motion passed unanimously.
2. There was a discussion about having US flags donated by residents to fly on the lighted trees along Foggy Ridge. The HOA would purchase the plaques. Larry is getting a quote on flags to see if the association can purchase. Tammy Merritt will get a price from Walmart where she is employed.
3. Discussion about adding uplighting to more of the trees along Foggy Ridge. Jim to get a quote from Davis Electric for the lights.

C. Inspections Committee – Kathy Clark

1. November Curb Appeal award: Earl & Phyllis McNair at 2223 Foggy Ridge Pky. December Curb Appeal award will be 24264 Twin Lakes Dr. Edger & Sally Sutton.
2. Next inspection set for early December
3. Hearing Panel Member-Board members to send potential names to Lisa who will reach out to see if they are interested.
4. Driveway repair criteria-John and Jim to discuss with attorney
5. Violation criteria-Will continue to focus on trash cans visible. Will look at criteria regarding air conditioners. Some of Board was concerned about citing compressors.

6. Sidewalks-Jim is looking into getting a quote for sidewalk repair. Board can then use this to make decisions about what to do moving forward.

D. Paving Committee - Terry Henry, Jim Clark

1. The Board will wait until the final vote comes in Nov. 25th before any other action is taken on paving. At meeting time the vote was 54 yes and 37 no.

E. Annual Meeting Committee – Jim Clark

1. Next annual meeting will be October 21, 2017. Please send names of speaker suggestions to Jim. Board agreed that Mike Moore should be invited back.

F. Holiday Lights Committee – Jim Beazel, Jim Clark

1. Jim bought more lights for the front. The Board members volunteered to help put the lights up on Saturday.

G. Pool Camera Committee – Kathy Clark, Kelly Cook

1. Jim wants to find a way to record by the summer and to assign individual passwords.

H. Complaints –

1. None

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion – We are able to install a fence here. Jim got a quote for \$3000. and is getting 2 more before February.

B. Swimming Pool Area upgrades:

1. Punch list for the decking is complete.
2. Jim wants to paint the bath house walls. Joe made a **MOTION** to allow \$60. for Jim to buy paint. Terry seconded the **motion**. Motion passed.

- C. Pest Control at pool: Jim Clark has a spec sheet and will get bids from local pest control companies to treat the pool area.

D. Overnight Parking at Pool:

1. Jim has the “No Overnight Parking” signs made.

V. NEW BUSINESS

- A. Attorney – Jim and John to get opinions from other attorneys regarding a few of the outstanding issues such as the paving reserves.

- B. Off Duty Officer – Joe made a **MOTION** to hire an off duty officer to enforce the speed limits in the neighborhood for two different days for 4 hours each. Total authorized \$320.00. John seconded the **motion**. Motion passed.

- C. BOD openings – Jim made a **MOTION** to appoint Larry Wissinger to the Board. Randy seconded the **motion**. Motion passed.

- D. December meeting – Joe made a **MOTION** to skip the December meeting. Steve seconded the **motion**. Motion passed.

- E. Emergency management plan – Larry will review the information that Jim got at the PACA symposium.

VI. DATES TO REMEMBER:

1. **INSPECTION** – Early December
2. **REGULAR MEETING** - January 19th, 2017
3. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
4. **ANNUAL MEETING** –Saturday October 21, 2017 9am registration. 10am Call to order

VII. ADJOURNMENT - Meeting adjourned at 8:22 PM

Respectfully submitted, Lisa Deprez, LCAM