

TWIN LAKES

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

Date: January 19, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

I. **Call to order:** Jim Clark called the meeting to order at 6:30 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
8. Larry Wissinger

B. Directors Absent:

C. Residents present:

1. Kelly Cook
2. Bonni Axler
3. Jim Beazel
4. David Meyer
5. Norm Turner
6. Milissa Adams

D. West Coast Management Co.

1. Lisa Deprez, LCAM

Joe Saladino made a **MOTION** to accept the Meeting Minutes from November 17, 2016 as presented. Larry Wissinger **seconded the MOTION**. **The motion passed.**

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. He also presented his thoughts on giving reserve monies to people who have not paid their dues. John will put together some examples of how they would like to allocate the reserves for the next meeting.
3. Randy requested to be added to Strongroom.

B. Management – Lisa Deprez

1. Lisa presented the Management Report. Activity has been focused around compliance.

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. Lengthy discussion on the Erturk driveway/sidewalk/grass parking ARC request. The following motions were made:
 - a) Jim Clark made a motion to allow the HO to widen his driveway and use pavers for the material of the driveway which can extend all the way to the road. Joe Saladino seconded the motion. **Motion passed.**
 - b) Randy Cook made a motion to allow the HO to use pavers to replace the sidewalk in front of his house. Jim Clark seconded the motion. **Motion did not pass.**
 - c) Larry Wissinger made a motion to allow HO to put turf pavers in his yard on the opposite side of the yard from the driveway. Jim Clark seconded the motion. **Motion did not pass.**

B. Landscaping Committee – Steve Fickett/Jim Clark

1. Jim wants to install sprinklers along the entrance road to try and keep those plants growing. In November Jim was approved to spend \$200 to install sprinklers along the entry road. Still waiting to hear from the vendor.
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. Jim found US flags for \$37 and brought one to the meeting. Board agreed to the plan for 8 people to participate. Jim is coordinating this. Larry Wissinger made a motion to spend \$175 on plaques to put on the trees. Joe Saladino seconded the motion. **Motion passed.**

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 and West Coast Mgt. Lisa Deprez
1. January Curb appeal winner Gloria Stanbro 2343 Foggy Ridge Pkwy. February Curb appeal winner Brenda Rafter at 24346 Twin Lakes Dr.
 2. Next inspection set for February 8th.
 3. Hearing Panel Members-Still struggling to get a quorum of 3 people to participate on hearing panels. I have 5 names currently to pull from.
 4. Driveway repair criteria-John and Jim to discuss with attorney
 5. Violation criteria-Had a lengthy discussion on writing violations for AC compressors not being covered. Listened to HO inputs. Jim Clark made a motion that AC units had to be covered. Randy Cook seconded the motion. **The motion did not pass.**
 6. Sidewalks-Jim received a quote for sidewalk repair. Quote was extremely high and the Board will not pursue. It will remain HO responsibility to repair their sidewalks.
- D. Paving Committee - Terry Henry, Jim Clark, John Pavka
1. The paving was approved by the HO's through the vote with the county. John will work with the Board and the county to determine reserve allocation.
- 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. No update
- G. Pool Camera Committee – Kathy Clark
1. The security company can provide training for the system. Joe Saladino made a motion to approve \$175 to provide training. Terry Henry seconded the motion. **Motion passed.**
 2. Can we add a second camera near (entrance to the pool road) to capture people coming and going into the neighborhood? This will be discussed during the training.
- H. Emergency Management Committee – Larry Wissinger
1. Larry presented his plan to move forward with the development of a Disaster plan. The first step will be to organize his committee.
- I. Complaints –
1. Jim got an e-mail from Bob Decair about trees blocking the sidewalk as well as trees that are hanging down below the county's requirements. Jim will look at the trees on the sidewalks and remove them if possible. (Jim Clark and Jim Beazel removed the trees from the sidewalk, Vizzari to quote removing them. Jim Clark will call the county for the low hanging branches.

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion – We are able to install a fence here. Jim got a quote for \$3000. Joe Saladino made a motion to have Jim get 2 more quotes for the fence and approve spending of no more than \$4,000 for a fence. Terry Henry seconded the motion. **Motion passed.**
- B. Pest Control at pool: Jim Clark has a spec sheet and will get bids from local pest control companies to treat the pool area. Jim has 1 bid.
- C. Swimming Pool Upgrades: Jim Clark made a motion to spend \$80 on paint to paint the bathrooms. Larry Wissinger seconded the motion. **Motion passed.**
- D. Trimming of Trees around the street lights:
1. Jim has been unsuccessful in getting any of the utility companies to trim the trees. He will be contacting Mike Moore to see if he can help.

V. NEW BUSINESS

- A. Attorney – Jim went through the list of questions he has for her. He will be contacting her for guidance on the ones remaining.
- B. Off Duty Officer – The Board does not feel that the officer provided us what we asked for. For any future requests we must be clear in the expectations.
- C. Larry Wissinger made a motion to approve \$180 to purchase 3 signs that read “Community Under Video Surveillance”. Joe Saladino seconded the motion. **Motion passed.**
- D. BOD openings – Jim Clark made a MOTION to appoint Jim Beazel to the Board.. Joe Saladino seconded the motion. **Motion passed.** Jim Beazel’s Board Certification was handed to Lisa Deprez
- E. Newsletter – Milissa Adams (24130 Painter Dr) has volunteered to do a newsletter for TL. She will start with the topics in Jim’s letter.
- F. Resignation – Josh Nickel resigned from the Board in December with a letter to the secretary and Joe Saladino resigned at the January meeting. Joe was ask to send a letter to Steve.

VI. DATES TO REMEMBER:

1. **INSPECTION** – February 8th, 2017
2. **Paving Workshop 1-23-17**
3. **Paving Public Hearing 2-7-17**
4. **REGULAR MEETING** - February 16th, 2017
5. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
6. **ANNUAL MEETING** –Saturday October 21, 2017 9am registration. 10am Call to order

VII. ADJOURNMENT - Meeting adjourned at 8:45 PM

Respectfully submitted, Lisa Deprez, LCAM