

# TWIN LAKES

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

Date: February 16, 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
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| <p>A. Directors present:</p> <ol style="list-style-type: none"><li>1. President – Jim Clark</li><li>2. Jim Beazel</li><li>3. Treasurer – John Pavka</li><li>4. Secretary – Steve Fickett</li><li>5. Randy Cook</li><li>6. Kathy Clark</li><li>7. Terry Henry</li><li>8. Larry Wissinger</li></ol> | <p>B. Directors Absent:</p> <p>C. Residents present:</p> <ol style="list-style-type: none"><li>1. Joe Foster</li><li>2. Bonni Axler</li><li>3. Anna Maria Wissinger</li></ol> <p>D. West Coast Management Co.</p> <ol style="list-style-type: none"><li>1. Lisa Deprez, LCAM</li></ol> |
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Jim Clark made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from January as presented. Kathy Clark **seconded the MOTION. The motion passed.**

## II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report.
  2. John also presented his thoughts on giving reserve monies to people who have not paid their dues. John is to work with Lisa from WCM to put together a plan to present to the Board at the next meeting that would include an allocation strategy and establishment of delinquent accounts held by West Coast or others.
  3. We discussed two delinquent homeowners who have asked for payment plans. John made a motion to allow owners who ask for payment plans to be approved for plans going forward. Larry seconded the motion. **Motion passed.**
- B. Management – Lisa Deprez
1. Lisa presented the Management Report. Activity has been focused around compliance.
  2. Board discussed the accounting error that occurred in December and was corrected in January

## III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
1. Kathy presented the arch committee report. Anna Maria was added to the committee.
    - a) Foggy Ridge Driveway-Kathy Clark made a motion to approve the use of driveway pavers to extend his driveway per the drawing and put rocks in the easement with the stipulation that a permit may be required for the easement and the pavers must be approved for driveway construction. Jim Clark seconded the motion. **Motion passed.**
- B. Storm Water Drainage-Steve Fickett-Steve pointed out that the retention ponds need annual maintenance. Jim volunteered to get some bids from concrete contractors to repair the weirs and structures that need repairs. Ponds 2F and 1B need the drains opened up and ponds 1A and 2B need fence repair.
- C. 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. US flags donated by residents-The flags and plaques to be installed along Foggy Ridge over the President's Day weekend by Board members and volunteers.

3. Discussion about adding uplighting to more of the trees along Foggy Ridge. Jim reviewed the quote from Davis Electric for the lights. Steve made a motion to accept the bid for 6 additional lights. Larry seconded the motion. **Motion passed.**

D. Inspections Committee – Kathy Clark and West Coast Mgt. Lisa Deprez

1. Curb Appeal – Going forward Kathy will print out a certificate for the curb appeal winner and put the sign in their yard. No more letters will be sent out from WCM.
  - a) March Curb Appeal – Keith and Teresa Dowe-24329 Painter Dr.
2. February 8<sup>th</sup> inspection cancelled due to start of road paving. March inspection is currently set for March 8<sup>th</sup> pending completion of road work.
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. Will try to schedule another after our next inspection.

E. Paving Committee - Terry Henry, Jim Clark, John Pavka

1. The paving started on Feb. 8<sup>th</sup>. The Board will work with the county and the paving contractor to insure that the work is properly cleaned up and any issues are dealt with.

F. 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.

G. Holiday Lights Committee – Jim Beazel, Jim Clark

1. No update

H. Pool Camera Committee – Kathy Clark

1. The security company provided training for the system.
2. We can we add cameras near entrance to the pool road to capture people coming and going into the neighborhood. Jim to check on adding 2 wireless cameras at the corner of the building and tapping into existing power.

I. Emergency Management Committee – Larry Wissinger

1. No update

J. Complaints –

1. Trees behind Foster home – Jim Clark made a motion to pay for half (\$450) of the cost of trimming these trees that are on Twin Lakes' property and hang over the Foster home. Larry seconded the motion. **Motion passed.** Joe Foster will have the work completed and send us the bill to reimburse him.

#### 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 \$2,600. Jim is getting at least one more quote for the fence.

B. Pest Control at pool: No update

C. Swimming Pool Upgrades: Jim Clark painted the bathroom doors. The key that was stuck in the men's room lock was removed. Affordable Lock took the cores apart and rebuilt them. The new levers for the doors are in and will be installed.

1. Jim picked up a sample of a wrist fob for the pool. Will contact the company and get a quote for a keyless system.

D. Trimming of Trees around the street lights:

1. No update

E. Newsletter: Missy Adams has one started, but the format needs tweaking. Several examples were sent to her for her to use. PACA to start a newsletter again this year. Jim presented several cost scenarios for printing and mailing. No firm decision was made at this time.

#### V. NEW BUSINESS

- A. Attorney – Jim went through the list of questions he has for her and her responses. They were sent to everyone so please be sure to review them.
- B. Use for future paving reserves – Jim asked the Board to bring ideas to the Board meeting. The thought is that we will get a small list and then engage the residents to pick what they want to focus on.
- C. BOD openings – Randy Cook made a MOTION to appoint Bonni Axler to the Board. Jim Beazel seconded the motion. **Motion passed.** Larry Wissinger was appointed VP to fill that vacant office.
- D. Jim will reach out to Mr. Scaglione to invite him to an upcoming Board meeting to give us an update on plans for the property in the front.

**VI. DATES TO REMEMBER:**

- 1. **INSPECTION** – March 8<sup>th</sup>, 2017
- 2. **REGULAR MEETING** - March 16th, 2017
- 3. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
- 4. **ANNUAL MEETING** –Saturday October 21, 2017 9:00 a.m. registration. 10:00 a.m. Call to order

**VII. ADJOURNMENT** - Meeting adjourned at 8:22 PM

Respectfully submitted, Lisa Deprez, LCAM