

TWIN LAKES

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

Date: March 16, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:35 PM
- A. Directors present:
1. President – Jim Clark
 2. VP- Larry Wissinger
 3. Treasurer – John Pavka
 4. Bonni Axler
 5. Randy Cook
 6. Kathy Clark
 7. Terry Henry
 8. Jim Beazel
- B. Directors Absent:
1. Steve Fickett
- C. Residents present:
1. Lauren Hinds
 2. Kelly Cook
- D. West Coast Management Co.
1. Lisa Deprez, LCAM

Bonni Axler made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from February as presented. Larry Wissinger **seconded the MOTION. The motion passed.**

II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report. Lisa did a brief overview of how to read the financial reports since there are so many new Board members.
 2. Reserve allocation: John also presented his thoughts on giving reserve monies to people who have not paid their dues. He had prepared a handout with 3 options and went through those options. Larry made a motion to table further discussion until April so all members can study John's three options. Jim Clark seconded the motion. **Motion passed.**
 - a) Everyone is to think about the best strategy for the association and discuss for next month.
 3. Paving Assessment: Jim Clark made a motion to cap the amount that the association gives to the county for paving at \$250,000 to preclude depleting our Unallocated Reserves.. Larry Wissinger seconded the motion. Bonni Axler opposed. **Motion passed.**
- B. Management – Lisa Deprez
1. Lisa presented the Management Report. Activity has been focused around compliance. Lisa will be on vacation at the next meeting. Amanda Ridge will attend and take minutes.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
1. Kathy presented the arch committee report. Only one open item-need approval for Wissingers to paint. Paint was approved.
- B. Storm Water Drainage-Steve Fickett
1. 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.
 2. Steve and Jim to walk the pond area and do selective trimming and some clean up. They will make a list of structures that need repair.
- C. Landscaping Committee – Steve Fickett/Jim Clark
1. Sprinklers were installed along the entrance road.
 2. US flags donated by residents-The flags and plaques were installed along Foggy Ridge over the President's Day weekend by Board members and volunteers. Bonni made a motion to leave the flags up all the time. Jim Clark seconded the motion. Kathy Clark opposed. **Motion passed.**

3. We will be adding uplighting to 6 more of the trees along Foggy Ridge. Once the lights are done we will add six more flags and plaques to these trees. Jim Clark made a motion to spend \$90 on six more plaques. Terry seconded the motion. **Motion passed.**

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

1. Curb Appeal –
 - a) April-Tina Norma – 2148 Foggy Ridge Pkwy
 - b) May-Edmund and Stephanie Klesyk-2323 Foggy Ridge Pkwy
2. March inspection conducted on March 8th. 67 violation letters sent out. We did not write up any lawn maintenance issues due to dry weather. Bonni Axler volunteered to help with inspections.
3. Hearing Panel-No report

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

1. The paving is complete. Just waiting for curing to finish and then the yellow lane divider painting will be done.

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. By-Law Committee – Jim Clark, Larry, Terry, Jim Beazel

1. Our attorney advised to renew our documents per state statutes prior to making the changes the board wants. The officers will work with the attorney as required and report to the board. Committee is being formed to work with the attorney and draft changes to the documents. Will work on updates and present to the Board.

I. Pool Camera Committee – Kathy Clark

1. 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.

J. Emergency Management Committee – Larry Wissinger

1. Larry will have some information next month. He is checking into using the app NextDoor as a possible community resource.

K. Complaints –

1. Discussed a noise complaint from Balsam Ct. and a yard complaint on Chobee Ct. Neither require any Board action at this time.

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 is preparing to start the work to paint the ladies room. He would also like volunteers to help him pressure wash the overhang. There are some rotting timbers around the pool area and the tank lid on one of the toilets needs replaced. Randy made a motion to allow Jim to spend \$200 for timbers and the tank. Bonnie seconded the motion. **Motion passed.**

D. Trimming of Trees around the street lights: ~~No update~~ Randy requested a price for doing this trimming. Jim will get a proposal prior to the next meeting.

E. Newsletter: No update

V. NEW BUSINESS

- A. Use for future paving reserves – Jim presented ideas that were submitted. Will continue to look at the list as future potential projects. The thought is that we will get a small list and then engage the residents to pick what they want to focus on.
- B. Terra Bella Twin Lakes Property Partnership– Jim did 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. He said he would once he figured out what he was doing with it. Discussed the trespassing issue. Jim is going to talk to Andy about going to the Sheriff and get a letter for authority to enforce trespassing. Andy agreed to meet at the site to discuss the property adjacent to the pool. John and I will meet with Andy.
- C. Pool Trespassing letter – Lisa will reach out to the Pasco Sheriff to see if we have to send a new letter. Kathy will look for the “No Trespassing Enforcement” letter and forward to Lisa.
- D. Pool Handicap parking – Lisa to reach out to the county to see if we can get a handicap sign and find out the requirements to create a parking space.

VI. DATES TO REMEMBER:

1. **INSPECTION** – April 12th, 2017
2. **REGULAR MEETING** - April 20th, 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 8:30 PM

Respectfully submitted, Lisa Deprez, LCAM