

TWIN LAKES

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

Date: January 18, 2018 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:38 PM
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| <p>A. Directors present:</p> <ol style="list-style-type: none">1. President – Jim Clark2. VP- Larry Wissinger3. Treasurer – John Pavka4. Secretary- Bonni Axler5. Kathy Clark6. Jim Beazel7. Ali Eturk | <p>B. Directors Absent:</p> <p>Terry Henry Karen Mason</p> <p>C. Residents present:</p> <ol style="list-style-type: none">1. Bob Dicaire <p>D. West Coast Management Co.</p> <ol style="list-style-type: none">1. Lisa Deprez, LCAM Manager |
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Larry made a **MOTION** to accept the Meeting Minutes from November as presented. Ali seconded the motion. The motion passed.

II. REPORTS

- A. Financial – John Pavka
1. John and Jim said that they heard the bill for the paving will not be issued until late summer, so it will not be on the tax bill until the 2018 bill. The Board will decide what amount they will pay once the final bill comes in.
 2. The county will contact us within the next few weeks to let us know what kind of documents are required to accept a check from the HOA.
 3. John discussed the interest we have received on our reserves account.
- B. Management – Lisa Deprez gave the management report.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
1. Kathy presented the arch committee report.
- B. Storm Water Maintenance Committee-Steve Fickett, Jim Clark, Larry Wissinger
1. Need Jeff Beckel to fix the grade and clean up the dirt piles for the work he did on Balsam.
 2. Pond 2-C was cleaned out. We were advised to have an engineer re-design the outfall structure and wier. Jim and Larry will be interviewing Engineers in the next few months.
- C. Annual Meeting and Garage Sale –
1. Send ideas to Jim on guest speakers. Mike Moore is another name that was proposed.
 2. Annual meeting date will be October 20th and the Garage Sale will be October the 6th.
- D. Landscape Committee--Fickett/Jim Clark
1. Tree Lights- Jim has the light extentions, they need to be installed.
 2. Plants, trees, mulch: Some of the plants out at the entrance took a hit with the freeze. We will wait a few weeks before replacing the plants due to fear of freezing.
 3. Vizzari Contract discussion – Vizzarri will add a monthly irrigation check to his contracted work for \$25 per month.This will include a monthly check, written report and minor repairs.
- E. Holiday Lights
1. Board will add a 2 Menorahs to the holiday display next year. Needs to be ordered early (in about Sept). When the nice garlands come in, Kathy will get these.

- F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonnie Axler
1. Curb Appeal:
 - a) January – Steve and Karen Fickett – 2333 Foggy Ridge
 - b) February – Jim Harper – 24257 Twin Lakes Dr.
 2. Inspection was January 10th
 3. Hearing Panel- Lisa is working to pull one together in February. Lisa will copy Jim and Larry on any e-mails she sends to potential panel members so we may be able to help form a panel.
- G. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy Kathy Clark and Carolyn Woodard.
1. Jim will be sending an e-mail to all those who signed up for the committee to start having meetings to get the process moving.
- H. Pool Camera Committee – Kathy Clark
1. The fire that was in the wooded area showed up on the camera.
- I. Emergency Management Committee – Larry Wissinger
1. No report
- J. Complaints –
1. Trees behind Chobee- will be taken care of on the 26th when Tree Works is here for the playground trees.

IV. UNFINISHED BUSINESS

- A. Swimming Pool Area Upgrades: Larry gave a presentation on an overall plan for upgrading the pool/playground/lake side areas. A small committee will get together and make recommendations to the Board. Ali to work on getting a rendering made of what the area can look like.
- B. Removal of Fences around the ponds –Need a quote on grading/sodding around the ponds.
- C. Newsletter – No report

V. NEW BUSINESS

- A. Front sign repair – Jim got copies of the drawing and is getting a quote from Creative Sign Design. Jim Beazel made a **MOTION** to accept a quote for repair work on the sign NTE \$1000. Larry seconded the **MOTION**. Motion passed.
- B. Donation of Land from Twin Lakes Property Partnership to Twin Lakes – Kathy made a **MOTION** for John to spend \$500 to write and file a private letter ruling with the IRS to allow- Twin Lakes Property Partnership to donate the land and write it off on their taxes. Ali seconded the **MOTION**. Motion passed.
- C. Person camping on Twin Lakes Property Partnership – Jim working with Andy Scaglione to have him removed and get “No Trespass” signs put up. Andy has agreed to sign a letter allowing Twin Lakes HOA to call the Sheriff on his behalf for any trespassing.

VI. DATES TO REMEMBER:

1. **INSPECTION** – February 14th
2. **REGULAR MEETING** - February 15th
3. **GARAGE SALE** –October 6th
4. **ANNUAL MEETING** –October 20th: 9:00 a.m. registration. 10:00 a.m. call to order

VII. ADJOURNMENT - Meeting adjourned at 8:36 PM

Respectfully submitted, Lisa Deprez, LCAM Manager