

TWIN LAKES

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

PROPOSED BOARD MEETING MINUTES

Date: September 18, 2019 Time: 6:30 p.m. Location: Twin Lakes Community Pool

- I. **Call to order:** Karen Mason called the meeting to order at 6:40 PM
 - A. Directors present:
 1. President– Karen Mason
 2. VP – Ali Erturk
 3. Treasurer - John Pavka
 4. Director – Allyson Pippin
 5. Director – Terry Henry
 6. Director – Norm Turner
 - B. Residents present: Tina Norman and Stephen Fickett
 - C. West Coast Management Co.
 1. Jerilyn Smith LCAM and Renee Wood, LCAM
 - D. Directors absent:
 1. Secretary – Bonni Axler
- II. **MINUTES:** Approval of 8/27/19 minutes were tabled due to redactions needed. Karen Mason made the motion and seconded by Ali Erturk. The motion passed unanimously.
- III. **REPORTS**
 - A. Financials – Financials were reviewed with no corrections. Motion made to approve financials by Karen Mason and Ali Erturk seconded. The motion passed unanimously.
 - B. Inspections – Next inspection date will include pictures with the violations. It was the request of the Board include with reporting how many letters were sent to accompany the aged owner report.
 - C. Bankruptcies & Foreclosures – Report from Mankin Law Group discussed which updates were provided by WCM.
 - D. ARC Request – Outstanding ARC request from homeowner which she provided a survey regarding her fence. Request was approved by Norm Turner.
- IV. **UNFINISHED BUSINESS**
 - A. Sidewalk Resurfacing – On September 24, 2019, Rose Paving will be conducting a drivethrough of the complete community with Karen Mason and addressing any variances in scope of work.
 - B. Washout Area – Kinney Engineering offered report and recommendations of how to resolve the washout at Tinder Ct. Ali Erturk made the motion for the engineer to provide a detailed scope of work required to make the repair, and include digging out of basin, for the purpose of putting the requirements of the repair out to bid. Norm Turner seconded this motion. Motion passed unanimously.
 - C. Budget – Terry Henry made the motion to approve the proposed budget. Motion seconded by Karen Mason. Motion passed unanimously.
 - D. Bylaws – Specific bylaws need to be modified as it pertains to late fees, quorums, and renters. WCM to reach out to the attorney to get a quote and timeframe for completion.
- V. **NEW BUSINESS**
 - A. Annual Meeting – Annual meeting set back tentatively to November 9th at the Twin Lakes Community Pool.
 - B. Hearing Panel Members – A third panel member is still needed in order to complete the panel which Tina Norman wanted to volunteer. WCM to send her information about the panel.
 - C. Re-zoning/Public Hearing – Next Committee meeting with the County is set for October 22nd at 1:30 pm.
 - D. Investment Strategies – This matter has been tabled until the next Board meeting.
- VI. **ADJOURNMENT** - Meeting adjourned at 7:55 PM

Respectfully submitted, Jerilyn Smith, LCAM

A handwritten signature in black ink, appearing to read 'J. Smith', with a long horizontal flourish extending to the right.