

TWIN LAKES

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

PROPOSED BOARD MEETING MINUTES

Date: February 25, 2020 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. Secretary – Allyson Pippin
5. Director – Bonni Axler

B. West Coast Management Co.

1. Denise Helbig, LCAM
2. Tara Kelly

II. HOMEOWNER CONCERNS: None

III. MINUTES: Amendment recommendations to minutes from 1/24/20. Approval tabled until next meeting pending feedback from Norm Turner.

IV. FINANCIAL REPORT

1. Financials: Review of Financials done by John Pavka Treasurer. Discussion of outstanding invoices. WM invoice approved to pay. Invoice from 9/14/19 for Power electric approved to pay. Board requested dispute letter to be sent on invoice #44659. Ali Erturk made a motion to add president Karen Mason as an additional approver on the Strongroom account. Allyson Pippin seconded motion. Motion approved unanimously.
2. Bankruptcies & Foreclosures: Board discussion on Collection Attorney selection.

V. MANAGEMENT REPORT

1. Inspections: Board directed management company to hold on Hearing letters and to mail out the compliance letters.
2. ARC Requests: 24442 Painter, Approved request. 24410 Twin Lakes, Board rejected due to questions about ARC request.
3. WCM to send reminder letter to homeowners who sustained damage during the sidewalk project. Homeowners to turn in receipts for reimbursement prior to March 15th.

VI. UNFINISHED BUSINESS

1. Dog Waste Receptacle -Returned
2. Proxies: On hold.
3. Pool: Vendor submitted proposal for engineer. WCM to continue to work on securing contractor proposals.
4. Pool deck cracking: Poly APD submitted proposal and scope of work. Ali Erturk made a motion to approved proposal. Bonnie Axler seconded motion. Motion approved unanimously.
5. Vendor Contracts: Aquatic Systems contracted presented.
6. Investment Strategies: Complete
7. Color Palettes: Complete

8. Adverse Possession: Complete
9. Trash Cans: Complete
10. Common Area Drive Thru: WCM to perform onsite inspection of the pool area monthly as well as drive through inspection of front entrance.

VII. NEW BUSINESS

1. Vizzari vs. J&H: John Pavka made a motion to approve J&H contract no greater than \$1425.00 per month. Ali Erturk seconded motion. Motion carried unanimously.
2. Pool Leak/concrete repair: Approval for Poly APD proposal. See above.
3. Front Entrance: Addressed in the landscaping proposals.
4. Petition: Homeowner petition concerning 2151 Tioga Drive.

VIII. ADJOURNMENT - Meeting adjourned at 9:00 PM by Karen Mason.

Respectfully submitted by Denise Helbig, LCAM of Westcoast Management and Realty.