

TWIN LAKES Subdivision Homeowners Association, Inc.

A Corporation Not-for Profit PROPOSED BOARD MEETING MINUTES

Date: March 5, 2020 Time 6:30 p.m. Location: Twin Lakes Community Pool

- I. **CALL TO ORDER:** Karen Mason called the meeting to order at 6:30 PM
- A. Directors Present:
1. President- Karen Mason
 2. VP – Ali Erturk
 3. Secretary – Allyson Pippin
 4. Treasurer – John Pavka
 5. Director – Bonni Axler
 6. Director – Terry Henry
 7. Director – Norm Turner
- B. Residents present: 2 residents present

II. **MINUTES:** Minutes were provided for approval, no motion made to approve.

III. **REPORTS:**

A. Financials - John provided a balance sheet reflecting our reserves after berm completion is paid, pool deck is repaired and after pool house and bathroom repairs are made. John explained what the bottom line will look like before a decision is made to proceed with pool house repairs.

B. ARC Requests –

1. TL 1980 fence request was approved if the county mandated line of sight triangle is met.
2. TL 0220 pavers or concreted front yard was not approved. It is suggested to place Circular driveway instead.

IV. **UNFINISHED BUSINESS:**

A. Property Manager Change: West Coast Management has been officially notified of their termination as of April 10, 2020. Wise Property Management to take over duties effective immediately.

B. Pool Deck Repair – Poly APD Advanced Stabilization is scheduled to do repairs on the decking next week after we receive confirmation of them being insured.

C. Vizarri vs J&H: Board has decided to remain with Vizzari Brothers for landscaping as J&H was unable to provide the same services at a lower price.

- D. Playground Proposals: Vizarri bid for playground mulch 22yds \$1320 while J&H bid was \$2250 for 30yds. Motion made by Ali to award Vizarri bid for mulch. Seconded by Norm. Passed unanimously.
 - E. Petition: Petition for TL 2290 paint color has been submitted to the lawyer for review and for precedence on petitions. Homeowner has been asked to submit a new ARC request with new paint color.
- V. **NEW BUSINESS:**
- A. Retention Ponds: Received J & H Proposal and going to get two more quotes before making decision.
 - B. Pool House: Legacy Performance Group gave a bid for Pool house repairs and for Bathroom repairs. Motion made by Ali to approve up to \$18,000 for structural repairs to pool house only. Bathroom repairs to be revisited at a later date with updated quote. Seconded by Terry. Passed unanimously.
 - F. Paint palette: Motion was made by Ali to approve paint palette for pool house. Seconded by Terry. Passed unanimously.
- VI. **Adjournment** - Meeting adjourned 7:43pm by Karen Mason.