



**Twin Lakes Subdivision HOA, Inc.  
Board of Directors Meeting  
Pool Area  
May 19, 2020 at 6:30pm**

Call to order – 6:33pm

- Establish quorum – All Board members in attendance
- Proper Notice of Meeting – Yes, posted onsite
- Reading/dispensing and Approval of Minutes – Blanket motion by Norm to dispense with the reading of the submitted minutes from the 2.10.20, 2.25.20 and 3.6.20 BOD meetings and to approve as submitted, 2<sup>nd</sup> by Karen, all in favor.

Announcements – Cam introduced himself and Doug from Wise Property Management to the Board and members in attendance.

Property Manager’s Report

Inspections – Monthly inspection will be done the last week of May.

Common Property Maintenance & Repairs- None, other than the Pool Project

ARC Requests- 3 requests submitted, 3 approved

Financials/Treasurer’s Report- None

New Business

- Discuss Reimbursement for Repairs from Sidewalk Project 24134 Twin Court – Motion by Karen to pay the invoice in full by deducting the amount from the Rose Paving Invoice as they caused the damage, Association Counsel to draft settlement agreement, 2<sup>nd</sup> by Al, all in favor.
- Discuss Removal of Trees Behind 2246 Balsam Court and Dead Tree’s at entrance-Motion by Terry to approve the bid from Juan Sanchez Tree for \$3,100 which includes stumps grinding the 2 oaks at the entrance, 2<sup>nd</sup> by Karen, all in favor.  
Motion by Al for Cam to address the 2 other trees on Balsam Court, expenditure not to exceed \$1000, 2<sup>nd</sup> by Terry, all in favor.



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- Repainting of Tioga home – Motion by Al to approve the repainting with Like Butter color by Valspar #3005-2A or similar color, expenditure not to exceed \$3,000, 2<sup>nd</sup> by Karen, 5 yes – Karen, Allison, Al, Norm and John 1, 1 No – Bonni, 1 Abstain – Terry
- Lawn Damage 24314 Twin Lakes Dr “GA Nichols”- Management to email vendor regarding lawn damage, vendor to address lawn damage with the home owner since they spoke to the owner regarding using his yard for access.
- Pool request form- Tabled, management to look into options
- Drainage updates – BOD discussed the work done and possible future work needed
- Lawn Maintenance Proposals – Motion by Terry to change to Green Bandit and approve the proposal as submitted, 2<sup>nd</sup> by Allyson. Yes – Karen, Allyson, Bonni, John, Terry, and Norm 6 – Abstain- Al
- Perfect Touch contract renewal -Tabled

\*Agenda Items and Order subject to change\*

Adjournment- Motion to adjourn by Karen at 8:45pm, 2<sup>nd</sup> by Allyson, All in favor.