



**Twin Lakes Subdivision HOA, Inc.
Board of Directors Meeting
Pool Area
June 23, 2020 at 6:30pm**

Call to order – 6:33pm

- Establish quorum – All Board members present
- Proper Notice of Meeting – Yes, posted onsite
- Reading/dispensing and Approval of Minutes – Motion to dispense with the reading of the minutes and approve as submitted by Bonnie, 2nd by Karen, all in favor.

Announcements – None

Members Comments / questions – Board took questions from resident's present.

Property Manager's Report

- Inspections – Monthly inspection to be done Thursday June 25
- Common Property Maintenance & Repairs- None
- ARC Requests – 3 requests submitted, 2 approved, 1 pending

Financials/Treasurer's Report- John discussed the May financial, including the reserve funding

Old Business

- Repainting of Tioga home – Tabled, waiting on counsel to advise
- Drainage updates – Karen, John and Cam meeting with GA Nichols on 6/25
- Perfect Touch contract renewal – Changes to contract discussed with vendor, vendor was receptive to the changes.
- Removal of Trees Behind 2246 Balsam Court and Dead Tree's at entrance – Vendor waiting on permits, once permitted with schedule removal
- Association CD's keep with current bank or move to OZK – CD will stay with current bank as the rate is higher than can be obtained if moved.
- Pool request form - Tabled

New Business

- Signage – Motion by Al to approved an expenditure to obtain 15 signs, 4 x pond 2a, 4x pond 2b, 3x1b and 2x main lake, 2nd by Terry, all in favor.



- Fence around Foggy ridge pond – Can be removed per Association counsel, Cam to obtain bids.
- Reserve Study – Board to review list Karen prepared and discuss at the next meeting.

Sidewalks – Tabled, Cam to get clarity on bids

- Board vacancies – Board discussed recent vacancies, will keep the Board at an odd number of members
- Pool Lighting Certificate – Cam to look into requirements with Insurance and County. Change pool fobs working hours to work from Dawn to Dusk until further notice. Prepare email blast to community regarding the change in hours.

Agenda Items and Order subject to change

Adjournment- 8:16pm