



**Twin Lakes Subdivision HOA, Inc.  
Board of Directors Meeting  
Pool Area  
August 24, 2020 at 6:30pm**

Call to order – 6:37pm

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

Announcements – Motion by Karen to appoint Jennifer Armstrong to the Board, 2<sup>nd</sup> by all, All in favor. Jennifer accepts the appointment to the Board.  
Motion by Al to appoint Frankie Marchica to the Board, 2<sup>nd</sup> by Terry, all in favor. Frankie accepts the appointment to the Board.

Members Comments / questions - None

Property Manager's Report

Inspections – July's inspection – 6 first notices, 7 second, 7 final, 16 monitored and 16 closed. Will do August inspection this week  
Common Property Maintenance & Repairs- Pool gate second magnet installed.  
ARC Requests- 1 submitted, 1 pending

Financials/Treasurer's Report- John to discuss concerns with the 2019 Full Financial Report – John discussed the Federal Tree Grant and the issues with the 2019 Full Financial.

Motion by Al to approve John's request to have the CPA correct the issues with the 2019 Full Financial, 2<sup>nd</sup> by Terry, all in favor.

Old Business

- Perfect Touch contract renewal – Motion to approve the quote provided by TCM with the following change – reduce playground pressure cleaning to twice a year and add twice a year pressure cleaning of the pool deck and cabana, 2<sup>nd</sup> by Jennifer, all in favor. Cam to try to get the additional change in scope done for an additional \$20 a month, \$350 per month.
- Fence around Foggy ridge pond – Motion by Al to go with the quote provided by TCM including the additional new fencing material for \$2300, 2<sup>nd</sup> by John, all in favor.
- Pool Lighting Certificate – TABLED, John to obtain additional quote for pool lighting certificate.



- GA Nichols and Tinder court project – Cam to get RFP for an Engineer to review the report from Jason Kinney, the work done by GA Nichols and to review the current state of the Weir and corrections needed.

#### New Business

- New Landscaping – Motion by Karen to approve landscaping with additional changes – reduce Jasmine from 60 to 44, Arboricola from 13 to 6, and irrigation to be done before or at same time of installation, 2<sup>nd</sup> by Terry, all in favor.
- Annual Picnic – Canceled
- Annual Meeting – November 7<sup>th</sup>
- Annual Yard Sale – October 10<sup>th</sup>
- Budget workshop – October 1<sup>st</sup> at Al's home 6:30pm.
- Discuss disabling pool fob's for delinquent owners – Motion by Karen to send notice to homeowner when Demand letter is sent informing them the Board will be discussing disabling their pool fob due to delinquency status.

\*Agenda Items and Order subject to change\*

Adjournment- 8:27pm