



**Twin Lakes Subdivision HOA, Inc.  
Board of Directors Meeting  
Pool Area  
September 22, 2020 at 6:30pm**

Call to Order – 6:35 PM

- Establish quorum – John, Karen, Al, and Jennifer present.
- Proper Notice of Meeting – Placed on board near pool entrance
- Reading/dispensing and Approval of minutes – Karen motion to approve Al seconded motion. All approved.

Announcements – None currently

Member Comments / questions – No members were present at the meeting

Property Manager's Report

- Inspections – Completed 09.23.20
- Common Property Maintenance & Repairs – Fence work completed around Foggy Ridge pond, Cam to get a quote for clean-up around the back NE corner of pond. Currently have Green Bandit quote @ \$2200.00.
- Issue with breaker # 5 for irrigation at the front. Work order for P&E to come and look at it. Moved timer from lights to irrigation so the plants do not die.
- Cam to get a quote from Solitude about the island in the pond
- ARC Request's – None at this time

Financials/Treasurer's Report

- John discussed meeting with CPA to go over supplemental to add to our financial report.

Old Business

- Pool Lighting Certificate – Quote for PMO @ \$395.00 or \$295.00 depending on the outcome of the test approved by the board. Motion by Al for John to look into the pool light certificate, 2<sup>nd</sup> by Karen, all in favor.
- Discuss disabling pool fob's for delinquent owners. Cam to check and see if delinquent/inspection letters can be held to add a letter about hearing for key fob disabling can be sent at the same time. Delinquencies to be added to monthly meeting.

New Business

- Annual meeting to be held Nov 9<sup>th</sup>
- Tree trimming entrance, and overhand near pools. Quote for Chris's approved by Karen, second by Al all in favor. Trees to be started Wednesday 09.23.20.

Delinquencies – None for this meeting.

\*Agenda items and Order subject to change\*

Adjournment – 8:15 P.M