

# TWIN LAKES

subdivision homeowners association, inc.  
A Corporation Not-for Profit

## APPROVED ANNUAL MEETING MINUTES

**Date:** October 12, 2013 **Time:** 10:00 AM **Location:** Common Area Pool Deck

**I. Call to order:** Denise Helbig of West Coast Management called the meeting to order at 10:07 AM

**A. Officers present:**

1. President – Joe Saladino
2. Treasurer - John Pavka

**C. Directors absent:**

1. Vice President – Randy Cook
2. Secretary – Kelly Cook

**B. Directors present:**

1. Dean Goldsworthy
2. Conrad Boudreau
3. Lori Jankowiak
4. Steve Fickett

**D. Residents present:**

**See sign in sheet**

**E. West Coast Management Co.**

1. Denise Helbig
2. Camille Sanabria

**II. Quorum Verification:** Camille Sanabria verified a quorum had been met.

**III. Proof of Timely Notice of Meeting** –Denise Helbig produced an affidavit of timely notice

**IV. Minutes:** A **motion** was made to waive the reading of the minutes and accept them as presented. The **motion** was made and seconded. **All voted in favor, the motion carried.**

**V. Reports**

**A. Budget:**

Denise Helbig presented the budget for 2014, went line by line and discussed the reasons for changes (See attached) Denise called for a motion to accept the budget as presented. The **motion** was made and seconded. **All voted in favor, the motion carried.**

**B. Board Reports:**

**John Pavka, Treasurer,** Discussed the need to fund the reserves for road repaving.

**Joe Saladino, President,** encouraged homeowners to attend the regularly scheduled Board meetings to understand the business of the community.

**C. Management Report:**

Camille Sanabria, LCAM, presented the management report (see attached). Camille and Denise fielded specific questions and discussion from homeowners.

**VI. New Business**

**A. Election of Board of Directors**

Two Board members terms were expired, John Pavka and Dean Goldsworthy. John expressed the desire to remain on the Board of Directors. Dean did not intend to run for the board at this time. No nominations were made from the floor. A **motion** was made to waive the election as there were not enough nominations. **The motion was seconded. All voted in favor, the motion carried.**

During open forum several suggestions were presented:

1. have net or facetime meetings
2. collect emails to “go green” in the community
3. send a postcard violation to use less postage
4. reach out to Renters to participate in community activity (if all agree)

**VII. Adjournment:** A **motion** to adjourn was made and seconded. **All voted in favor, the motion carried.** Meeting was adjourned at 11:25 AM.

Respectfully submitted, Camille Sanabria, LCAM West Coast Management