

Twin Oaks Farm HOA

Meeting Minutes June 24, 2013

Meeting start time: 7:33pm

Quorum met: Board attendees – M. Blas, B. Bell, C. Sharp, J. Schoolcraft, M. Bilock

Additional attendees: Sam Morrison

Motion to approve minutes from April 2013 meeting – forego vote until July 2013 meeting as board has not been able to review them

President's report:

- Pool news (from Cyndi): happy with lifeguards this year; Brent to look at leaking showers in ladies' locker room, looking into lock on equipment chest

Treasurers' report:

- Negative variance for legal fees for collections and unforeseen electrical repairs

Grounds report:

- Trash cans have been installed
- Palmer quoted removal of brush and debris by walkway playground: \$1480; Board discussed whether community dues should fund this project and decided to table indefinitely

ARC report:

- Spring inspections well underway – notices go out as identified
- 60-70% of changes identified have corresponding ARC paperwork in lot file
- Major compliments from Sam Morrison regarding the work that Ronda Bell has done as ARC Chairperson. "She is working very hard to get the community up to its best level in a very timely manner."

Communication report: nothing to report

Social Committee report:

- Summer picnic at the pool: to be July 4th at 4:30pm

Management report:

- Final permit obtained from VDOT for installation of entrance sign

- First step to be removal of stumps and getting footers in upon completion of meeting with contractor that Sam has on Thursday (June 27, 2013). Sam to provide a tentative schedule to Board after meeting.
- Fund removal of dead tree and debris from common area between 2 pipestems on Noble Fir Court.

Neighborhood Watch report:

- Motion to remove Stephanie Richardson as committee chair for NW program upon receipt of her written resignation: 1. Caitlin S., 2. Margi B. : APPROVED

Pool report:

- Lifeguards advising homeowners to submit pool pass applications to GHA Management

New Business:

- Pool house update: Several proposals have come in for pool house overhaul, Sam to organize these for presentation during July 2013 meeting.

Entered into Executive Session at 8:19pm: 1. Caitlin S., 2. Jeff S.: APPROVED

Left Executive Session at 8:26pm, Motion to confirm that no motions were made: 1. Jeff S. 2. Caitlin S. APPROVED

Motion to assess late fees and interest to account# 113673 1. Caitlin S. 2. Brent B.: In favor: BB, CS, JS; Against: Margi B.; Abstain: Mike B.: APPROVED

Motion to adjourn meeting at 8:29pm: 1. Jeff S. 2. Caitlin S. APPROVED