

Twin Oaks Farm HOA

Meeting Minutes July 16, 2013

Meeting start time: 7:33pm

Quorum met: Board attendees – C. Fillinger, B. Bell, , J. Schoolcraft, M. Bilock, J. Gruta; C. Sharp arrived later

Additional attendees: Sam Morrison, Mark Adams, Al DeSantis, Jim McGuire

Resident discussion: sign update request – fence in, stumps removed, sign installation to begin soon, dumping along walking path near playground by residents and/or landscaping company. Resident would like company that chopped up fallen trees from common area to remove the debris rather than pile it up inside the common area. Board advised that landscaping contract does not require removal of wooded materials from common areas as they are meant to decompose over time.

Motion to approve minutes from April 2013 meeting – 1. J. Schoolcraft, 2. C. Fillinger : approved

Motion to approve minutes from June 2013 meeting - 1. J. Schoolcraft, 2. J. Gruta: approved

Motion to enter into executive session for the benefit of a hearing at 7:46pm– 1. C. Fillinger, 2. J. Schoolcraft: approved

Motion to come out of executive session at 7:57pm– 1. J. Schoolcraft, 2. C. Fillinger: approved

Motion that no motions were made in executive session – 1. J Schoolcraft, 2. C. Fillinger: approved

Motion to bring account 25 in for a hearing at the August 2013 meeting to defend the actions associated with a modification that was never submitted to the ARC– 1. C. Fillinger, 2. J Schoolcraft: approved

Motion to assess fees as the result of a hearing to account 26 of \$10/day until such time that a completed application is received by the ARC for modifications made and pending the lack of approval by the ARC or the BOD for said modifications, the penalties would continue not to exceed 90 days or \$900, whichever comes first. 1. J Schoolcraft, 2. C Fillinger: approved

President's report:

- Pool is operating nicely; no resolution to dripping showerhead without a complete and costly replacement; lock on supply room is a non-issue.

Treasurers' report:

- Nothing to report

Grounds report:

- Trash is being left around the basketball courts as notified by a resident. Not much else to do aside from advising people to throw their trash into the nearby trash can and help keep it clean when you see trash in the area, pick it up.
- Girls Scout troop to pick up trash in the neighborhood as a project

ARC report:

- Pile of ARC applications received as a result of spring inspections and residents wanting to have a current file for their properties.
- Considering reminding residents that the ARC has 45 days to respond to an application as they are incredibly busy at the moment.

Communication report: nothing to report

Social Committee report:

- Summer picnic was a great success
- Looking to do another picnic at the pool towards the end of the summer; possible snow cone vendor
- **Motion to approve a budget of no more than \$750 for the remaining summer activities: 1. C. Sharp, 2. J Schoolcraft: approved**

Management report:

- Account #113558 is in arrears and wanted a pool pass. Made a payment plan to be up to the date and GHA has since approved pool pass application.
- Delinquencies continue to decline
- Sign update: fence is up, stumps removed, sign outline is superimposed on the surface. Everything except plant materials should be done by August 24th.
- GHA advised paving contractor that he cannot leave his equipment on our public streets.
- 3 quotes have been received regarding pool house update. GHA advising board to obtain a loan to fund this project as opposed to depleting its reserves. Requesting that board allow GHA to go to SmartStreet to look into construction loans for this project.
- **Motion to charge Sam and GHA with the responsibility to research construction loans for pool house renovation project in time for August 2013 meeting: 1. C. Sharp, 2. J Schoolcraft: approved**
- **Motion to allow Mike Blas, president of the Board, to execute a loan upon approval by all board members: 1. C Sharp, 2. J Schoolcraft: approved**

Neighborhood Watch report:

- Stephanie Richardson resigned as chairperson of the NW program. Program is on hold until someone else would like to take the program over for the community.

Pool report:

- Chlorine being dumped directly into pool until chlorinator is repaired which will occur this week
- Some misunderstanding of guest pass procedures as described in the annual pool letter

New Business:

- Brush pile up around community – considering bringing in another dumpster to get this all cleaned up in the fall. Will look for someone looking to do an Eagle Scout project

Motion to adjourn meeting at 9:07pm: 1. J. Schoolcraft. 2. C. Sharp APPROVED