



Twin Oaks Farm HOA

Meeting Minutes August 27, 2013

Meeting start time: 7:32pm

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

Additional attendees: Sam Morrison, Leroy and Josephine Harriott, Al Desantis

Resident discussion:

- Concern about never receiving monthly assessments – confirmed mailing address with Sam Morrison (GHA); requesting refund of late fees for assessments as the bills were never received – will be discussed in executive session

Motion to accept July 2013 meeting minutes: B. Bell 1, C Sharp 2: approved

President's report:

- Community entrance sign is FINALLY underway. Barring bad weather, on track for completion by September 15.
- Complaints about use of basketball courts by outsiders. President and VP of HOA approached a group one time to discover that they were all nonresidents and requested that they leave which they did without incident. Neighbors are encouraged to do the same or call the police non-emergency number (703-792-6500) to have an officer confirm residency. Looking to get community on county "No Trespassing" list so officers have the jurisdiction to do what they need to in instances of trespassing on private property.
- Residents are encouraged to use this same non-emergency number to report speeding, nuisance and other suspicious activity in the neighborhood.

Treasurers' report:

- Taxes for 2012 to be approved in the amount of \$0 due to carryover from 2011.
- **Motion to file taxes for 2012: J Schoolcraft 1, C Sharp 2: approved**

Grounds report:

- Tree down in common area off of Oak Farm Drive near entrance of walking trail. Remediation of this issue to be tabled as the tree does not currently infringe on the path.
- Cherry trees at entrance to path along Oak Farm Drive need to be trimmed over and up so that cars do not hit the branches as they drive by. Board to look into having landscape company, Palmer, handle this.



- Reviews and/or changes need to be made to grounds contract with Palmer or sent out to bid as contract expires December 31, 2013.

ARC report:

- In search of new chairperson for ARC as current ARC is looking to step down
- Al Harriott is possibly interested in taking on chairperson position pending additional info.

Communication report:

- None

Social Committee report:

- No end of summer party
- Ronda Bell to step down as co-chair of committee
- October/Halloween event to happen, need Nicole Raymo to submit execution plan and budget to the Board by September meeting date

Management report:

- Board members to review by-laws by next meeting. These were supplied to all board members at tonight's meeting. It includes all changes made over the last 3 years and is displayed in user-friendly language.

Pool report:

- Issue with a non-pass holding resident trying to gain entry. Handled in accordance with pool policies and resident was able to obtain a pass at GHA the following day. No incidents.
- Pool services contract up for renegotiation at end of 2013.

New Business:

- Preparations being made for 2014 budget

Motion to enter into executive session at 8:10pm: B Bell 1, J Schoolcraft 2: approved

Motion to exit executive session at 8:28pm: j Schoolcraft 1, C Sharp 2: approved

Motion to confirm that no motions were made in executive session: j Schoolcraft, c sharp 2: approved

Motion to waive late fees for #113716: j Schoolcraft 1, c sharp 2: approved

Motion to remove Julia Gruta as board member at large: j Schoolcraft 1, b bell 2: approved

Motion to adjourn meeting at 8:30pm: j Schoolcraft 1, c sharp 2.