



## Twin Oaks Farm HOA

Meeting Minutes  
June 17, 2014

Meeting start time: 7:30pm

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

Additional attendees: Property Manager Sam Morrison, Homeowners

Guest comments:

- Palmer Landscaping is continuing to leave brush residue along walking trail
  - Advised that we need photo evidence in order to move forward with a resolution
  - Sam to discuss this issue with landscaping company and will advise that photos will be taken in the future as this occurs
- Maple Ridge issues – Kathleen Plutz, spokesperson
  - New basketball court rules needed
    - Be able to confirm address of residents on courts both by police and residents who ask
    - Consider time limit for basketball court
  - Drag racing down Maple Ridge witnessed about 2-3 weeks ago by J. Dunn
    - Speeding from basketball court occurs routinely
      - Residents should try to get license plate #'s to report to police
  - Large non-resident groups at the basketball courts often
    - Many times they are large groups of non-resident adults, not just teenagers
  - Proposed code of conduct by Lee Ivory (see attached)
    - Max 5 guests per resident
    - Must follow speed limits
    - Must dispose of all trash in can near court
    - Be considerate – no foul language, fighting
  - Consider extra trash receptacles at Maple Ridge Park, speed bumps on Maple Ridge
- Garber property issue – Chuck McCartle, spokesperson
  - Article in Old Bridge Observer concerning Bill Garber's development of property adjacent to the first strip of houses along Oak Farm Drive that back to Holly Acres



- Sam Morrison recommended that residents attend public hearing pertaining to this matter to voice opposition
- Consider requesting that Garber split the cost of a higher privacy fence in lieu of additional trees planted between TOF properties and Garber
- Garber is not watering the trees that he's planted and they're currently just dormant, not growing (per Andrew Mayer) as well as concern of effect on property values as more boats/RVs are parked behind the community

**Motion to approve April 2014 meeting minutes: 1 C Fillinger, 2 C Sharp: APPROVED**

**Motion to accept May 2014 meeting minutes with adjustments to be made to separate annual meeting notes from monthly meeting notes: 1 C. Sharp, 2 B Bell: APPROVED**

President's report:

- Trash was picked up at the Maple Ridge basketball court today

Treasurers' report:

- \$14K in delinquencies which is 7.13% of all homeowners, a decreasing trend

**Motion to move \$30,000 from money market account into a 12 month CD: 1 C Fillinger, 2 B Bell: APPROVED**

Grounds report:

- All work approved in April has been completed by Palmer Landscaping
- Need photo evidence of Palmer Landscaping dumping into common areas so that action steps can be taken
- Will hold off on planting of Juniper bushes on hill adjacent to swimming pool until fall
- Police called regarding illegal dumping of furniture at silt pond along Omisol Road. Perpetrators fled without dumping after being approached by resident.

ARC report:

- 5 pending applications, goal to get an answer within 10 days

Communication report:

- Nothing to report

Social Committee report:

- Nothing to report

Pool report:



- Handful of residents upset over lack of grace period to get pool passes after pool opens
  - o Consider also providing notice requiring pool pass applications on sign at front of community

Management report:

- Clubhouse Renovation update provided
  - o Targeting mid-August for permit completion

Old Business:

- Will request American empty trash at basketball courts twice weekly as part of their weekly routes instead of Dooty Calls

New Business:

- Sam Morrison to research if pads are legally required for the poles that hold the basketball hoops along Maple Ridge Drive as they are prone to ripping and falling off.

**Motion to enter into executive session 9:12pm: C Sharp 1, C Fillinger 2: APPROVED**

**Motion to exit out of executive session at 10:12pm: C Sharp 1, J Schoolcraft 2: APPROVED**

**Motion to confirm no motions were made while in executive session: J Schoolcraft 1, C Sharp 2: APPROVED**

**Motion to write off \$5,718.43 as bad debt for acct#113724: C Fillinger 1, C Sharp 2: APPROVED**

**Motion to ratify email vote to purchase new pool furniture: B Bell 1, C Fillinger 2: APPROVED**

**Motion to adjourn meeting at 10:15pm: C Sharp 1, C Fillinger 2: APPROVED**

**Next meeting will be July 15, 2014**