



Twin Oaks Farm HOA

Meeting Minutes

July 15, 2014

Meeting start time: 7:35pm

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

Additional attendees: Property Manager Sam Morrison, Brian Heisler (new property manager)

Motion to approve amended June 2014 meeting minutes: 1 C Sharp, 2 J Schoolcraft: APPROVED

President's report:

- Reiterate that the Board is merely the executive body for the HOA, the HOA consists of all residents of the community. GHA Management handles the day-to-day business of the community and is the arm that works to enforce community rules and guidelines.

Treasurers' report:

- Issued checks for tree removal and pool supplies

Grounds report:

- Palmer trimmed up all trees in community that needed to be trimmed

ARC report:

- 4 people currently on ARC
- 1 pending application, all other applications completed

Communication report:

- Nothing to report

Social Committee report:

- Summer party was a success
- Plans to begin for fall festival

Pool report:

- American Pools is very responsive to issues brought to them from community regarding perceptions to residents when guards are on phones/reading books/etc when kids are in the



pool. Company advised that they will address this issue with their employees to prevent this in the future.

- Guards are required to be in the guard chair if a swimmer is in the deep end, otherwise, they are allowed to remain on the ground in a chair by the guard table.

Management report:

- Upper management has requested that Sam Morrison assume more of a leadership role and he pass off his community management duties to others in his office. Brian Heisler to assume the position as our property manager by July 30th.
- GHA Services visited pool last week and met with county permit office, architect and permit expeditor. All permits should be approved by mid-August (Building, electrical, plumbing and HVAC permits) Next meeting will be with demolition contractor as this is the first project to commence upon closure of the pool at the end of summer. Start date remains just after labor day.

Old Business:

- Will change ratio of residents : guests (1:10) for basketball court use, will install code of conduct at court on sign
- See Management report for clubhouse renovations
- See Grounds report for grounds updates

Motion to approve budget for social committee's fall festival not to exceed \$1,500: 1 M Blas, 2 C Sharp: APPROVED

New Business:

- none

Motion to enter into executive session 8:09pm: C Sharp 1, C Fillinger 2: APPROVED

Motion to exit out of executive session at 8:42pm: C Sharp 1, B Bell 2: APPROVED

Motion to confirm no motions were made while in executive session: J Schoolcraft 1, B Bell2: APPROVED

Motion to approve the production and posting of a Board approved Code of Conduct at the basketball court: C Sharp 1, B Bell 2: APPROVED

Motion to install 6x6 posts at the entrance to Omisol Road to prevent vehicular pass through: C Sharp 1, B Bell 2: APPROVED

Motion to adjourn meeting at 8:49pm: J Schoolcraft 1, C Sharp 2: APPROVED

Next meeting will be August 19, 2014