



## Twin Oaks Farm HOA

Meeting Minutes  
October 21, 2014

Meeting start time: 7:28pm

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

Additional attendees: Property Manager Brian Heisler , GHA Services rep Andrew Domic

**Motion to give GHA Services the authorization to start interior demolition of the pool house as early as possible with the understanding that if zoning denies our application, alternate plans will be made: 1 B Bell, 2 C Sharp: APPROVED**

**Motion to approve amended September 2014 meeting minutes: 1 C Sharp, 2 B Bell: APPROVED**

President's report:

- Request that Brian add 3 additional blockage posts on the trail connecting the community to Omisol Road.
- Looking into having Dooty Calls empty the basketball court trash cans weekly.

**Motion to approve new Adopt-a-Spot sign in community upon researching its premise: 1 B Bell 2 J Schoolcraft: APPROVED**

Treasurers' report:

- 2015 audit is now complete and finalized
- Due for another reserve study in 2015 according to auditor's report
- Recommend approving 2015 operating budget with a 4% increase in assessments based on expenses to be arising in coming year.

**Motion to approve 2015 budget with 5% assessment increase while only intending to collect 4%: 1 C Sharp 2 B Bell: APPROVED**

Grounds report:

- Playground equipment to be inspected in next month for safety. Looking into broken swing at playground along Maple Ridge.
- Tree on walking path near Maple Ridge is severely leaning and needs to be removed.
- Landscaping in front of pool to be moved during construction in order to protect it and put it to use elsewhere.
- Game camera purchased and ready to be installed near retaining pond area of community to monitor dumping activity.



**Motion to exercise additional year of services with Palmer Landscaping for 2015: 1 C Sharp 2 A DeSantis: APPROVED**

**Motion to accept and proceed with Palmer Landscaping's proposal regarding tree removal along path and rehoming of plants in front of poolhouse: 1 C Sharp 2 B Bell: APPROVED**

ARC report:

- Goal is to accommodate homeowner whenever possible.

Communication report:

- Will begin using debit card linked directly to HOA's operating account to pay for host for community website.

**Motion to authorize a debit card against board's operating account with Cyndi Fillingner being the authorized card holder: 1 C Sharp 2 J Schoolcraft: APPROVED**

Social Committee report:

- Margi Bilock will reach out to community members to find a new chair for social committee and seek subsequent Board approval.

Pool report:

- Site plan for new zoning requirement for new pool house approved and to be resubmitted to the PWC zoning office. New start date to be December 1, 2014 to account for this unforeseen requirement by PWC. Interior demolition to commence if we have not heard back from the county zoning office by November 10, 2014. Revised site plan was an unanticipated additional cost of \$3,700.
- Upon commencement of construction, there will be a bi-weekly meeting at the pool between GHA Services, Property Manager Brian Heisler and Brent Bell to go over all progress and discuss any issues.

**Motion to approve pool contract with American Pools through 2016 with option to bow out any time with a 30 day written notice: 1 B Bell 2 A DeSantis: APPROVED**

Management report:

- \$470 for new basketball pads – Brian recommends pushing this purchase until spring.
- Brian will call hearings for any outstanding ARC issues for next month's meeting.

Old Business:

- none

New Business:



- none

**Motion to adjourn meeting at 8:52pm: J Schoolcraft 1, C Sharp 2: APPROVED**

**Next meeting will be November 18, 2014**