



Twin Oaks Farm HOA

Meeting Minutes
November 18, 2014

Meeting start time: 7:23pm

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

Additional attendees: Property Manager Brian Heisler, GHA Services rep – Andrew Domic ; residents – Miguel and Ida Touse, Bill Woodie, David Christophy, Mr. and Mrs. Hames, Dave Potter

Motion to approve amended October 2014 meeting minutes: 1 C Fillinger, 2 A DeSantis: APPROVED

President's report:

- Happy with Brian Heisler's taking care of many items on "Action Items" list

Treasurers' report:

- Reserve study proposal solicited

Grounds report:

- Brian Heisler to fix "No handbilling" signs and look into swing at Maple Ridge playground

ARC report:

- Several pending requests

Communication report:

- Jeff to post most recent minutes on website

Social Committee report:

- Melissa Doane and Imke White are the new co-chairs for the social committee
- Will request new co-chairs' presence at a future board meeting to layout planned events for 2015 to enable proper budgeting.

Pool report:

- Per Andrew Domic: Zoning permit approved for new pool house, permit application is now with building approval department. Interior demolition of pool house is going well. Pool house has been winterized. All new HVAC systems have been installed. Slab has been cut to install new drain lines. Foundation for addition will be formed with rebar and ready to be inspected and poured. Will frame up all interior walls to prepare them for rough-in inspections. Will use



accelerants or heat blankets with poured concrete if temperatures stay below freezing to ensure that it cures properly.

Management report:

- Received a call from Mr. Garber's property representative, Mr. Sherman. They would like to attend a meeting to present a draft of plans for property purchased along Minnieville Road between TOF and his current property line. This meeting would be informational only and proposed as a gesture of goodwill from Mr. Garber.

Old Business:

- none

New Business:

- Will discuss basketball hoop padding and baby pool motor at March 2015 meeting

Motion to enter into executive session at 8:35pm: 1 M Bilock 2 C Fillinger: APPROVED

Motion to exit out of executive session at 9:01pm: 1 M Bilock 2 C Fillinger: APPROVED

Motion to confirm no motions were made while in executive session: 1 C Fillinger 2 B Bell: APPROVED

Motion to request ARC application to complete file for acct #164939: 1 A DeSantis 2 C Fillinger: APPROVED

Motion to request ARC application to complete file for acct #113705: 1 A DeSantis 2 C Fillinger: APPROVED

Motion to request ARC application to complete file for acct #113726: 1 A DeSantis 2 C Fillinger: APPROVED

Motion to adjourn meeting at 9:12pm: C Fillinger 1, A DeSantis 2: APPROVED Next meeting will be December 16, 2014