



## Twin Oaks Farm HOA

Meeting Minutes  
December 16, 2014

Meeting start time: 7:34pm

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

Additional attendees: Property Manager Brian Heisler,; residents – Richard Fisher

**Motion to approve November 2014 meeting minutes: 1 B Bell, 2 A DeSantis: APPROVED**

President's report:

- Email sent regarding interest from board members for developing policies and procedures for new community room space. Expressions of interest from C. Sharp, C. Fillinger. J. Schoolcraft has provided sample guidelines for review and B. Heisler will provide additional ones from other properties.

Treasurers' report:

- No outstanding matters to report

Grounds report:

- No report

ARC report:

- Two outstanding requests that should be resolved in next few days

Communication report:

- TOF web host fees will be paid annually instead of monthly which will provide discounted fees for the year.

Action taken:

Motion to approve payment of TOF web hosting fees annually instead of monthly. 1 B. Bell, 2 C. Fillinger approved

Social Committee report:

- No report.



Pool report:

Andro Domic: was a last minute cancellation for the meeting so no pool renovation update is available.

Action taken via email and ratified at meeting:

Motion to approve change order to provide vaulted ceiling instead of regular ceiling. 1 B. Bell 2 C. Fillinger

Roll call vote: Aye B. Bell, C. Fillinger, M. Blas, M. Bilock, Nay: Caitlin Sharp Abstain: Jeff Schoolcraft

Motion to approve color scheme for interior:

The BOD unanimously selected IMG 3407, the espresso shaker style cabinet AND the granite counter top color scheme in that particular photo.

Board also unanimously approved stained concrete as floor finish pending receipt of cost details

Management report:

- Inspected playgrounds with contractor. As the original contractor and equipment information is not available, B. Heisler will research repair and/or replacement options and costs with current contractor and report to board at January 2015 meeting.

Executive session:

Entered at 7:35pm at the start of hearing. Executive session concluded 8:-00pm.

*Hearing:(2825 Noble Fir Ct)-regarding change in roof overhang for addition built in 2012.*

*Homeowner was unaware extension of roofline on addition was not part of original ARC submission for home addition back in 2012. Responded to letter received in April 2013 regarding this matter in specified time and requested hearing.*

Action recommended:

Send letter to owner of (2825 Noble Fir Ct) requesting submission of amended ARC change request specifying extended roof over hang for addition.

Motion: No motions were made or approved in executive session. 1 B. Bell, 2 C. Fillinger

Motion: Send letter to owner of (2825 Noble Fir Ct) requesting submission of amended ARC change request specifying details of roof overhang on addition.

Roll call vote: Aye: C. Fillinger, A. DiSantis Nay: B. Bell



Old Business:

- none

New Business:

none

**Motion to adjourn meeting at 8.27pm: B. Bell 1, C. Fillinger 2: APPROVED**

**Next meeting will be January 20, 2015**