



## Twin Oaks Farm HOA

Meeting Minutes  
January 20, 2014

Meeting start time: 7:28pm

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

Additional attendees: Property Manager Brian Heisler,; Andro Domic, GHA Services, Bill Garber-owner of Holly Acres, Sherman Patrick-Mr. Garber's attorney

**Motion to approve December 2014 meeting minutes: 1 C. Sharp, 2 A DeSantis: APPROVED**

Mr. Garber and Mr. Patrick attended meeting to give a courtesy update on the expansion plans at Holly Acres and the associated properties owned by Mr. Garber.

President's report:

Discussed recent service issues involving trash company, American Services. Calls have been made regarding missed or late pickups and requests for more timely communication from American regarding service disruptions or changes. Requested property manager review other providers before expiration of current contract.

Completing initial review of draft rules and polices materials for community room. Full committee will begin work on project in the upcoming month.

VDOT notified about stop sign down at intersection of Sugar Pine Ct and Oak Farm Dr.

Landscape lights at entrance sign not working. Exploring options for replacement.

Treasurers' report:

- No outstanding matters to report

Grounds report:

- GHA collecting information regarding repairs or replacement of current playground equipment.

ARC report:

- Applications being processed as they are received. Committee chair in contact with homeowner who has submitted multiple requests on single application to recommend submitting separate requests to separate current projects from future projects.



Concluded matter from December hearing and all necessary documents have been received.

Communication report:

- No new information to report.

Social Committee report:

- Considering plans for 2015. Board has requested committee to submit written proposals and attend monthly board meeting so board can participate in discussion and ask questions as needed.

Pool report:

Andro Domic: GHA Services liaison-Reported that permits have not been received, but PWC has given written permission for work to begin on the next phase of the renovation and construction. PWC has requested silt fence be added before work commences.

Weather permitting, foundation and framing work will begin in next two weeks.

Action taken:

Motion to approve re-shingle of current pool house roof to match roof of new construction in the amount of \$2750. Funds for this will be taken from Replacement reserves account. 1 B. Bell 2 J. Schoolcraft

Management report:

- Waiting for bids on playground repairs/replacement costs. Hopes to have bids available for February meeting
- Financials look good. No outstanding matters to report.

Old Business:

- none

New Business:

Development of pool house rules of usage in progress.

**Motion to adjourn meeting at 8.54pm: J. Schoolcraft 1, B. Bell 2: APPROVED**

**Next meeting will be February 18, 2015**