



Twin Oaks Farm HOA

Meeting Minutes

June 16, 2015

Meeting start time: 7:37pm

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

Additional attendees: Property Manager Brian Heisler, Val Silva-Horan, Dave Brown (ad-hoc bball sub-committee)

Motion to approve April 2015 meeting minutes: 1 A DeSantis, 2 C Fillinger: APPROVED

President's report:

- Concern addressed from homeowner via email regarding installation of speed table on Oak Farm Drive at entrance to walking paths
 - o Per Dave Brown, VDoT has 5 bullet points that they need satisfied in order to qualify for a speed table. Suggests posting on website and facebook page to look for someone to champion obtaining this information
 - o Will advise homeowner requesting speed table and see if he'd like to spearhead this
- Ad-hoc committee for basketball court submitted an initial email outlining short term and long term suggestions to solve non-resident problem on courts, discussion notes below

Treasurers' report:

- No unforeseen expenditures

Grounds report:

- Dog waste station installed at end of Holly Leaf Court
- Homeowner contacted Mike Blas about a pit bull attacking her boxer. Nothing further heard from this homeowner.

ARC report:

- 2 open requests to be approved and closed by the end of this week

Communication report:

- Jeff to post minutes to website

Social Committee report:

- Pool opening party was a huge success. Great neighbor turnout, lots of food.



Pool report:

- Continue to wait on permit approvals from PWC to build remainder of community room.
- Pool opened on time, continuing to address lifeguard issues

Management report:

- Notice obtained from PWCSA that we were billed \$11,680.85 for the water lost during the water main break at the pool house over the winter. Brian provided them everything necessary to apply for the Main Break Relief they offer. They have since reduced the bill by \$7,8824.83. We still owe \$5,096.71.

Old Business:

- None

New Business:

- Spring cleanup went well
- Community yard sale was a success.
- Resident has requested a fall cleanup/fall yard sale date.
- Look into having a community shred date as well.
- Ad-Hoc Committee on non-resident basketball court use
 - o Short term recommendations:
 - Enroll in Trespassing Enforcement Program
 - Revitalize Neighborhood Watch – Val Silva-Horan has volunteered to head this up
 - Bring “Neighborhood Night Out” event to community and team up with social committee to make this a large community event
 - Use pool passes as resident identification
 - Rename park on Google Maps or request removal of tag
 - Talk to parents of kids that are inviting friends to play on courts but not chaperoning them
 - o Long Term recommendations:
 - PWC/VDoT Traffic Calming Plan
 - Identify peak time when an off-duty police officer would be used to mitigate speeding, court use, etc.
 - Removal of basketball court if no ramification steps have proven successful

Motion to nominate Val Silva-Horan as Neighborhood Watch coordinator: 1 C Fillinger 2 A DeSantis: APPROVED

Executive session:

Entered at 9:21pm 1. C Fillinger, 2. A DeSantis: APPROVED



Executive session concluded 9:38pm. 1. C Fillinger 2 A DeSantis: APPROVED

No motions were made or approved while in executive session. 1 C Fillinger, 2 A DeSantis: APPROVED

Motion to allow payment plan for delinquent assessments for acct# :1 C Fillinger, 2 A DeSantis: APPROVED

Motion to approve pool contract with High Sierra Pool Company effective June 17, 2015: 1 A DeSantis, 2 C Fillinger: APPROVED

Motion to terminate pool contract with American pools effective June 16, 2015: 1 C Fillinger, 2 A DeSantis: APPROVED

Motion to adjourn meeting at 9:42pm: 1 C Fillinger, 2 A DeSantis: APPROVED

Next meeting will be July 21, 2015