



Twin Oaks Farm HOA

Meeting Minutes
July 21, 2015

Meeting start time: 7:30pm

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

Additional attendees: Property Manager Brian Heisler, Andro Tomic-GHA Services, Val Silva-Horan-committee chair

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

Pool update

Andro Tomic, GHA Services, reported that there is finally movement forward on the remaining part of the pool construction project. PWC has requested some additional modifications and clarifications which will be worked through with the board and county personnel.

President's report

Continuing to work with the Ad-hoc committee on non-resident basketball court usage. Adding Twin Oaks to the No Trespassing Program with PWC police is one of the primary recommendations from the committee and the board will pursue implementation of this program.

Recommends implementation of other suggestions from committee and will draft a letter to community outlining the steps that will be taken to address this issue.

Recommends a fall community wide yard sale. Date selected is 10/17/2015

Recommends a fall clean up day including securing a dumpster for community use. Date selected is 10/24/2015.

Treasurers' report:

- Ratify motion for repair to pool skimmers presented by High Sierra Pools. **1 Caitlin Sharp 2 Brent Bell: APPROVED**

Grounds report:

- Several trees removed from common areas after recent storms
- Land bridge near Verizon building has erosion issues. Recommend this area not be used for access on foot or with any type of vehicle.
- Pool skimmer repair has addressed the water issue noted in pool parking lot.



ARC report:

- One new application completed.

Communication report:

- Setting up centralized call number for contact of board members. Working on setting up optional email distro list for community.

Social Committee report:

- No updates to report

Neighborhood Watch Committee report:

Working on organizing this program and also working closely with Ad-Hoc committee on basketball court, playground, and traffic issues in the Maple Ridge area.

In contact with PWC police for some scheduled traffic monitoring.

Pool report:

- High Sierra performing well and board has received good feedback from residents.
- Leak in Men's room ceiling has been repaired. Permanent work will be done on roof when remaining construction is completed.
- Compiling suggestions for improvements and maintenance items in bathrooms that will be addressed as a whole when project is near completion.

Management report:

- Continuing to monitor pool project. Spring inspections have been completed and notices sent to property owners for items needing attention.
- Checked on the possibility of a community shred event, but based on response in other communities, this does not seem to be something to pursue at this time.

Old Business:

- Ratification of the change orders (4) for the Pool Construction project
- **Motion: 1 C Fillinger 2 B Bell Approved**

New Business:

- Fall Neighborhood Yard Sale 10/17/2015
- Fall Clean Up Day 10/24/2015



Executive session:

Entered at 8;22pm **Motion: 1. C Sharp, 2. B. Bell: APPROVED**

Executive session concluded 8;37pm. **Motion:1. C Sharp 2 J Schoolcraft: APPROVED**

No motions were made or approved while in executive session. 1 B Bell, 2 C Sharp: APPROVED

Motion to deny requested waiver of late fees for acct# 1 C Sharp, 2 B Bell: APPROVED

Motion to adjourn meeting at 8:50pm: 1 C Sharp, 2 B Bell: APPROVED

Next meeting will be August 19, 2015