



Twin Oaks Farm HOA

Meeting Minutes
August 19, 2015

Meeting start time: 8:14pm

Quorum met: Board Attendees –C Sharp, M. Blas, C Fillinger, M Bilock

Additional attendees: Property Manager Brian Heisler, Val Silva-Horan, Andro Tomic (via conference call)

Motion to approve July 2015 meeting minutes: 1 M Bilock, 2 C Sharp: APPROVED

President's report:

- Letter prepared to be distributed to all residents via mail regarding basketball court non-resident use and steps to be followed to solve the problem. Will also advise of re-creation of neighborhood watch program under Val Silva-Horan
- Goal is to get letter mailed next week
- Fall newsletter to include details about fall yard sale and neighborhood cleanup

Treasurers' report:

- Nothing to report

Grounds report:

- Multiple vehicular break-ins on Holly Leaf Court and Mountain Ash Court in the early hours of August 8, 2015
- Basketball courts continue to be used by non-residents. Police continue to advise that TOF needs to join the No Trespassing List with the county police department
- Need to address erosion on hill next to pool. Will look at by October if pool house project is not completed by then, otherwise, will address upon completion of pool house project

ARC report:

- No open submissions

Communication report:

- Nothing to report

Social Committee report:

- Nothing to report



Pool report:

- Looking at a September 2, 2015 date for permit approvals after resubmission of plans since last meeting
- Once permits are received, GHA Services should have men back at work in about 2 weeks
- Will look at getting attorneys involved as county has taken nearly a year to respond to permit submission
- Latch on baby gate is broken, grout needs to be replaced
- Recommend giving lifeguards Tomas and Adam a bonus for the great work they've done all pool season

Motion to approve a \$200 bonus to each Tomas and Adam, lifeguards with High Sierra Pools: 1. C Fillinger 2. C Sharp: APPROVED

Management report:

- 2014 audit report came back clean
- 2016 draft budget received; budget needs to be approved by Thanksgiving
- Reserve study is on hold until pool house project is completed
- Home inspections completed and responsiveness has been good

Motion to approve 2014 audit report: 1. C Fillinger 2. C Sharp: APPROVED

Old Business:

- None

New Business:

- None

Motion to adjourn meeting at 9:10pm: 1 C Fillinger, 2 C Sharp: APPROVED

Next meeting will be September 15, 2015