



Twin Oaks Farm HOA

Meeting Minutes
November 17, 2015

Meeting start time: 7:30pm

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

Additional attendees: Property Manager Brian Heisler, Andro Tomic

Motion to approve October 2015 meeting minutes: 1 C Sharp, 2 C Fillinger: APPROVED

President's report:

- Fall cleanup was not very successful, however, dumpster was used. In future years, will provide dumpster in the fall but not have a cleanup event.
- Community yard sale was a success

Treasurers' report:

- 2016 budget assessment created with proposals for 3% and 5% increase. Recommending 3% increase for FY 2016
- Adding "Clubhouse Administration" line item under pool expenses to account for expenses associated with new clubhouse upon completion

Motion to approve FY 2016 budget with a 3% increase in annual dues: 1 C Fillinger 2 C Sharp: APPROVED

Motion to approve FY 2016 budget once modified: 1 J Schoolcraft 2 C Sharp: APPROVED

Grounds report:

- Leaves/brush dropped by resident in common area have been removed by resident

ARC report:

- No open submissions

Communication report:

- Nothing to report

Social Committee report:

- Nothing to report

Pool report:



**Twin
Oaks
Farm**

- All architectural comments are ready but cannot be finalized without electrical pieces
 - o Daily contact made with second mechanical engineering firm engaged with who is in charge of all of the electrical plans for the structure. Need them to provide plans that are commensurate with what our architect created and encompass all emergency exit signs and lighting as required by the county
- Upon receipt of the plans to submit, Andro believes that the project can move forward and hardcopy permits will be obtained following plan submission

Management report:

- Reserve study has been deferred until early 2016 until pool house project is complete

Motion to defer 2015 reserve study until 2016 after pool house project is complete: 1. C Fillinger 2. B Bell: APPROVED

- Property management contract expires at end of 2015
- Pool services contract is up for renewal at end of 2015
- Resident would like to trim a tree on the border of his property and common area. If this is done, resident must agree to absolve HOA and Board of all liability and hire a licensed and insured contractor.

Old Business:

- None

New Business:

- None

Motion to enter into executive session at 8:20pm: 1 A DeSantis 2 C Sharp: APPROVED

Motion to exit out of executive session at 8:30pm: 1 C Fillinger 2 C Sharp: APPROVED

Motion to confirm that no motions were made while in executive session: 1 C Sharp 2 C Fillinger: APPROVED

Motion to waive delinquency balances for any accounts under \$10.00 as of January 1,2016: 1 C Sharp 2 C Fillinger: APPROVED

Motion to waive late fee on account # (2683 Maple Ridge): 1 J Schoolcraft 2 C Sharp: APPROVED

Motion to forego December monthly HOA meeting: 1 C Fillinger 2 C Sharp: APPROVED

Motion to renew 2-year contract with Gates Hudson Property Management Company: 1 J Schoolcraft 2 M Bilock: APPROVED

Motion to adjourn meeting at 8:39pm: 1 C Sharp, 2 A DeSantis: APPROVED



Next meeting will be January 19, 2015