



Twin Oaks Farm HOA

Annual Meeting Minutes

May 17, 2016

Meeting start time: 7:31pm

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

Additional attendees: GHA Property Manager Brian Heisler, Jane Rogers (legal rep), Rob Russell, Rita Mahoney, Sam Lightfoot , Shannon Shirley, Michelle and Nick Hanlon, John Pratt, Mark and Elizabeth Heim

Motion to approve Annual Meeting 2015 meeting minutes: 1 Sam Lightfoot, 2 A DeSantis: APPROVED

President's report:

- Mike Blas is the current President
- Good, pro-active involvement by basketball court committee/residents at beginning of spring/summer season this year to help handle issue of non-resident use of basketball courts
 - o Now on county's "No Trespassing" list so that police officers can issue citations to individuals that do not leave HOA property without Board involvement
 - o Pool pass is now a "common area usage" pass and is an acceptable form of identification at the basketball courts
- A lot of work done around community in past several years ie. Sign at entrance of community, no soliciting signs, new pool house

Treasurers' report:

- Cyndi Fillinger is the current Treasurer
- Maintains all finances for the HOA
- Reserve studies and outside audits ensure that HOA finances are secure

Grounds report:

- Caitlin Sharp, current Chair of Grounds, coordinates with Palmer Landscaping to ensure that all common grounds are properly cared for
- Working on fixing erosion issues around neighborhood walking trail
- Added 2nd community clean up event in the fall including a dumpster for use by all residents
- Saved community money by removing dead shrubs ourselves in lieu of using landscaping company
- Broken bridge along walking trail will be fixed in the next few days
- Addresses any issues with public areas within the community



ARC report:

- Al DeSantis, current Chairman of ARC, gave overview of processes and procedures of ARC
- Currently one open application
- Goal is to get responses out within 30 days despite having 45 days to make a decision
- A lot of siding and roofing requests being submitted
- Provide as much information as possible to ensure a response in a timely manner
- Interested in getting 1-2 volunteers to join the ARC

Communication report:

- Jeff Schoolcraft, current Chair of Communications, is in charge of maintaining website and corresponding content

Social Committee report:

- Melissa Doane and Imke White co-chair the Social Committee
- Charged with planning and executing all social functions within the community

Pool report:

- Brent Bell, current VP, also acts as the representative for all pool issues
- GHA Services representative Andro Domic present to answer questions about pool house renovation at monthly HOA meetings
- Building is 110 person capacity, full kitchen minus oven and stove
- For community use only; not available for rent by non-residents
- Hoping to hold July HOA monthly meeting in new pool house

Management report:

- Brian Heisler is the GHA Property Management representative for Twin Oaks Farm HOA
- Please get in pool pass applications ASAP before pool season begins
- Please direct all concerns regarding contracts the HOA holds to Brian ie. Pool, landscaping, trash pickup, etc
- 2 positions on Board up for re-election: Positions of Mike Blas and Cyndi Fillingner

Homeowner issues:

- Holly Acres fence line along Oak Farm/Maple Ridge is 6 feet for a future access road for them
 - o Holly Acres has confirmed that all access will be from within their property lines, inside the fence
 - o County has ensured that there will a sizeable buffer zone between homeowner properties and boat storage area. Trees planted are small now, however, will grow to be large trees that provide good visual coverage
- Question regarding house that burned along Maple Ridge



- Insurance will pay to rebuild the house and project is expected to take around 3 years
- Concern about parked cars along the front of the neighborhood
 - Residents have been advised that there are sightline issues and Brian Heisler has submitted a request for a study by Virginia Department of Transportation to implement a “No Parking Zone” along Oak Farm from Minnieville down to Maple Ridge Drive
- Resident owned commercial vehicles are allowed to park on the street and not in driveways.
- Community streets need to be repaved – this is a VDOT issue. Residents are encouraged to visit the VDOT website to make complaints. The squeaky wheel gets the grease.
- How many families can live in a home?
 - PWC makes this determination . Any concerns need to be submitted via the county website

Motion to close nominations for board membership: 1. Rob Russell 2. Caitlin Sharp: APPROVED

Motion to accept nominees for board membership by acclimation: 1. Caitlin Sharp 2. Brent Bell: APPROVED

Slate of officers for 2016-2018 term to include Cyndi Fillinger and Mike Blas

Old Business:

- None

New Business:

- None

Open Forum:

Motion to adjourn meeting at 8:26pm: 1. Mark Heim, 2. Al DeSantis: APPROVED

Next annual meeting will be May 17, 2017