



Twin Oaks Farm HOA

Meeting Minutes
July 19, 2016

Meeting start time: 7:30pm

Quorum met: Board attendees – M. Blas, C Fillinger, M Bilock, C Sharp, B Bell, I White

Additional attendees: Mr. Shah and father, Elizabeth and Steve Glasser, John Pratt, Dave Potter, Rob Russell, Julia Gruta

Resident comments:

- Do the ARC rules address solar panels → will get back to Steve Glasser on this issue

Motion to approve April and June 2016 meeting minutes: 1 Caitlin Sharp 2 Brent Bell: APPROVED

President's report:

- Will be discussing all community room outfittings and rules during executive session
 - o Goal is to keep all resident feedback from ad-hoc pool house committee in mind when making decisions

Treasurers' report:

- Have not reinvested any funds as we want them to remain liquid in the event of any unforeseen expenses around the pool house project

Grounds report:

- Contacting Palmer Landscaping to trim back hedges and bushes along walking trails
- Looking into pool overflow as it is leaving slippery residue on walking trail
- Exploring possible resolutions to erosion on hill to the side of the pool house ie. Winding walking trail along hill as opposed to the straight downhill path that is there currently which would make the trail safer and address the erosion issue
- Spring cleanup was a success – trimmed low lying branches around playground, pulled out dead junipers along the trail saving community \$1,200

ARC report:

- Nothing to report

Communication report:

- Nothing to report



Social Committee report:

- Ribbon cutting party scheduled for August 6th
- Considering inviting PWC zoning individuals who handle our area ie. Ruth Anderson
- Will have suggestion box at party so residents can leave ideas for how they'd like to see the pool house utilized

Pool report:

- Margi Bilock to be new point of contact for pool related issues once Brent Bell leaves
- Andro Tomic, GHA Services update:
 - o Final inspections have begun – only minor plumbing issues to be rectified before all inspections can be completed

Management report:

- Waiting until all components of pool house are in place before ordering a reserve study - likely Nov/Dec timeframe

Old Business:

- Palmer to have fixed bridge along walking trail – will confirm
- Will discuss cleaning bids for pool house community room in executive session

New Business:

- Will look at numbers for replacing playground equipment – to be addressed at October's meeting
 - o Brian to meet with playground contractor to look at moving large playground on Maple Ridge

Motion to enter into executive session at 8:20pm: 1 Margi Bilock 2 Caitlin Sharp: APPROVED

Motion to exit out of executive session at 9:17pm: 1 Caitlin Sharp 2 Margi Bilock: APPROVED

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

Motion to approve purchase of 75 folding chairs and seven 6' folding tables for community room: 1 Caitlin Sharp 2 Imke White: APPROVED

Motion to approve the on-call cleaning service DMA for community room cleaning: 1 Caitlin Sharp 2 Imke White: APPROVED

Motion to approve the rules for community room usage with modifications discussed at meeting: 1 Cyndi Fillinger 2 Caitlin Sharp: APPROVED



Motion to adjourn meeting at 9:19pm: 1 C Fillinger, 2 C Sharp: APPROVED

Next meeting will be August 16, 2016