



## Twin Oaks Farm HOA

Meeting Minutes  
August 16, 2016

Meeting start time: 7:30pm

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

Additional attendees: Brian Heisler, Andro Tomic (GHA Services rep), resident Suzanne Vidyadhar

**Motion to approve July 2016 meeting minutes: 1 A DeSantis 2 C Sharp: APPROVED**

President's report:

- Issue with contractors going door-to-door despite being a “no soliciting” neighborhood
  - o Resident can take promotional material from contractor and contact PWC non-emergency line to report or advise contractor of “no soliciting’ signs around neighborhood

Treasurers' report:

- Present the budget draft for review by September meeting

Grounds report:

- Playground equipment revamp estimates anticipated by next meeting
  - o Looking at changing the footprint of some of the tot lots as well as moving the Maple Ridge playground to the field abutting the Holly Leaf Court cul-de-sac
- Fall walk through planned for the neighborhood
- Bridge is still not fixed – need to address firmly with contractor – repairs were supposed to begin last Friday, however, no work has been done

ARC report:

- 1 pending, 1 approved

Communication report:

- Swapped out the Bells and added I. White on the TOF server
  - o Will switch out board emails to reflect positions as opposed to names ie. [president@tofhoa.com](mailto:president@tofhoa.com) instead of [mblas@tofhoa.com](mailto:mblas@tofhoa.com)
- Still on agenda to explore a wifi hotspot for the pool house

Social Committee report:



- Ribbon cutting party on hold until all rules are set in stone
- Working on plans for fall party – Oct 29?

Pool report:

- Mats finally on the floors in the bathrooms to prevent slips and falls
- Andro Tomic (GHA Services rep)
  - o Final occupancy permit and final inspection still being held by county and not given to us
    - PWC wants a fresh air calculation and kitchen to be ADA accessible despite approving all plans prior to the start of the project
      - GHA hoping that changing wording of kitchen to galley or kitchenette will hinder the need for ADA compliance
  - o Presented the most accessible gas fireplace to the Board
    - In contact with a subcontractor for Washington Gas to get an estimate of how much it will cost the HOA to run gas to the poolhouse
      - Requiring that this issue is resolved before September meeting
    - 90-120 days to install gas line once estimate and approval received
  - o Push bars on egress gates will not be installed until building inspector comes to sign off after MEP (mechanical, electrical, plumbing) inspections take place
  - o Board agreed to a 30,000 BTU gas fireplace that is 42" wide and matched rendering previously voted on

Management report:

- Draft reserve study expected in next 2 weeks

Old Business:

- None

New Business:

- None

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

**Next meeting will be August 16, 2016**