



Twin Oaks Farm HOA

Meeting Minutes
September 28, 2016

Meeting start time: 7:30pm

Quorum met: Board attendees – M. Blas, M Bilock, C Sharp, I White, A DeSantis

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

Resident concern:

- Residents are parking on Noble Fir Court at the intersection with Oak Farm Drive and obstructing sightlines when trying to make a turn onto Noble Fir Court off of Oak Farm Drive
 - o Will look at mentioning the county's "30 ft from the intersection rule" in the HOA newsletter and on Facebook once this rule is confirmed by Brian Heisler

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

President's report:

- Requested committee write-ups for fall newsletter

Treasurers' report:

- Will discuss draft budget at next month's meeting

Grounds report:

- Playgrounds to discuss
- Dumpster will be by pool the weekend of October 15th

ARC report:

- 1 open review that is ready to be closed out

Communication report:

- Nothing to report

Social Committee report:

- Melissa Doane looking to figure out details for the fall party
 - o Party to be in the parking lot outside of pool house on October 22nd

Pool report:



- Baby changing stations have arrived and will be installed after building is completed
- High Sierra pools to winterize pool this week
- Andro Tomic pool house update:
 - o MEP (mechanical, electrical, plumbing) inspections all passed yesterday. Fire marshal inspection scheduled for this Friday.
 - o Meeting with Verizon to have a phone line installed at pool house

Motion to ratify decision made via email to have Washington Gas install a gas line to pool house for the cost of \$5,xxx : 1 C Sharp 2 A DeSantis: APPROVED

Management report:

- Reserve study 2016 update to be reviewed by Board members
 - o Reserve contribution should increase with the addition of finished community space

Motion to approve the 2016 reserve study as submitted: 1 A DeSantis 2 I White: APPROVED

- Caitlin Sharp and Brian Heisler walked community with Scott Murphy from Sport Systems to go over playgrounds and created renderings based on money and space available
 - o Looking at replacing 2 smaller tot lots (~\$30K each), adding a large new playground off Holly Leaf Court (~\$75K) and phasing out the playground on Maple Ridge Drive
 - o Will discuss further and approach residents for input

Old Business:

- None

New Business:

- None

Motion to approve leaving the lowered ADA accessible sink in the pool house as is: 1 M Bilock 2 I White: APPROVED (M Bilock, A DeSantis, I White) NEGATIVE (C Sharp) ABSTAIN (M Blas)

Motion to adjourn meeting at 8:43pm: 1 C Sharp, 2 I White: APPROVED

Next meeting will be November 15, 2016