



Twin Oaks Farm HOA

Meeting Minutes
February 21, 2017

Meeting start time: 7:30pm

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

Additional attendees: Property Manager Brian Heisler, residents Dave Potter (Noble Fir), Mark Blanchard (Sugar Pine), Tracy Thompson (Sugar Pine)

Resident concern:

- Questioning why there is no trail access from Sugar Pine Court other than through people's yards.
 - o Unfortunately, this is just how the community was created.
- Tree hanging over stairs behind pool needs to be trimmed back.

Motion to approve minutes from January 2016 meeting: 1 C Sharp 2 I White: APPROVED

President's report:

- No parking signs installed at entrance to community need to be adjusted so they reflect the area most prominent in the dangers of entering/exiting the community.

Treasurers' report:

- Electric bill and water bill for January were higher than average due to the pipe bursting in the pool house. Will request reduction to sewer fee as the water from the burst pipe did not necessarily go into the sewer.

Grounds report:

- A vehicle broke the asphalt path under the power lines at the cul-de-sac on Holly Leaf Court

ARC report:

- No new requests received.

Communication report:

- Discussing request to provide wifi at the pool house
- Exploring creating an online pool pass application for the 2017 pool season

Social Committee report:



- Will be planning a spring festival on April 22nd at the Maple Ridge Park

Pool report:

- Letting insurance handle repair contractors to get pool house back to the point it was at prior to the flooding. We will then call GHA Services back in to complete the installation of the gas fireplace and finish the pool house project.
- Insurance is waiting for most recent electric bill to determine whether power was cut to the building which would mean the heat wasn't on and the resulting cold temperatures caused the pipe bursts.
- \$4376: cost to insulate the attic in the existing pool house separate from the new community room.
- Will not be providing any additional payments to GHA Services until we hear back from insurance regarding needed repairs and who/what is at fault.
- Asphalt strip covering installed gas line outside pool house is only temporary. When the weather gets warmer, Washington Gas will come back and replace the asphalt with concrete.

Motion to approve a cost of \$4,376 to have the attic above the pool house bathrooms insulated:

Management report:

- Playground equipment assessment to be discussed in the spring
- Brian and C Sharp to walk the neighborhood in the next month to identify landscaping needs around the community including addressing the erosion of the hill next to the pool.
- Continuing to push to get pool house finished.

Old Business:

- None

New Business:

- None

Motion to adjourn meeting at 8:27pm: 1 J Schoolcraft, 2 C Sharp: APPROVED

Next meeting will be March 21, 2017