



Twin Oaks Farm HOA

Meeting Minutes

April 18, 2017

Meeting start time: 7:32pm

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

Additional attendees: Property Manager Brian Heisler, residents: Tara Umbrino, Samir Shah, Steve Glasser

Resident concern:

- Stafford-based law firm is doing a “Hometown Heroes” program and is looking to get the word out. Advised resident to use Facebook page to advertise program
- Request that we advise Palmer Landscaping not to use their riding mowers on the eroding hill next to the pool. – Brian will contact Palmer and make this request.
- Date requested for neighborhood cleanup: June 10th, yard sale is June 3rd
- Neighbor concerned about impending new renter’s dog jumping over the fence into their yard. Advised neighbor to notify GHA if there is a problem as well as discuss with dog owner.
- Requesting lighting along the walking path back in the corner near Omisol. Do not want to light the path and provide any sort of expected safety management once the sun goes down.
- Consider hydroseeding eroding hill by pool
- When will PWC Service Authority fix Maple Ridge at intersection with Holly Leaf? Board does not know.

Motion to approve minutes from March 2017 meeting: 1 C Fillinger 2 C Sharp: APPROVED

President’s report:

- No parking signs at front of community appear to be working to clear the paths in and out of the community for all residents. Complaints have ceased.
- VDoT is supposed to paint lines on community roads. Per Brian, he calls them routinely with no response. Residents are advised to call VDoT as well to make these requests. They respond to volume.

Treasurers’ report:

- None

Grounds report:

- Palmer submitted proposal for requested improvements; see New Business
- Lines on basketball courts to be repainted this week



ARC report:

- 1 potential new member

Communication report:

- Online pool pass application to be created this week and put onto HOA's website with a link posted on Facebook.

Social Committee report:

- Spring festival was cancelled as committee wasn't able to work with current date due to other commitments. Focus will be put on Pool Opening Party.

Pool report:

- Contractors will be finishing up repairs from flood this week.
- Fireplace will be installed by GHA Services following that as well as miscellaneous items from checklist and project can then be finalized.
- Received checks from insurance company for all costs associated with flood.

Management report:

- Ordered solar lighting for community sign along Minnieville
- Requested pricing to repaint lines in pool parking lot

Old Business:

- Playground revamp has been tabled
- Community Room rental terms will be finalized once facility is finished.

New Business:

- Palmer Property Maintenance Proposal received. Board decisions below
 - o Trimming Crepe Myrtles around pool: Yes
 - o Drainage repairs on pathway: Yes
 - o Pest Management for large maple at pool: Yes
 - o Replacement of tot lot woodchips at large playground: Yes
 - o Installation of water routing to prevent erosion: Yes
 - o Creation of retaining wall(s) along eroding hill to include a revised pathway up to pool from lower path: tabled

**Motion to approve Palmer Property Maintenance Proposal items 1-7 only: 1 C Sharp 2 C Fillinger:
APPROVED**

- Need to review all lifeguard expectations with High Sierra Pools prior to starting pool season.



- Purchase new microwave and mini fridge for lifeguards placed out in foyer as community room will be off limits to them.
- Make notebook for lifeguards that outlines all expectations and Margi to review with them at the beginning of the season.

**Motion to approve the engagement letter from the auditors to do our taxes: 1 C Sharp 2 C Fillinger:
APPROVED**

Motion to adjourn meeting at 8:34pm: 1 J Schoolcraft, 2 I White: APPROVED

Next meeting will be May 16, 2017 – ANNUAL MEETING