



## Twin Oaks Farm HOA

Meeting Minutes  
February 22, 2018

Meeting start time: 7:30pm

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

Additional attendees: Property Manager Christopher Hayes, Resident: Claude Bennett

**Motion to approve minutes from November 2017 meeting: 1 C Sharp 2 I White:**

**APPROVED**

**Motion to approve minutes from January 2018 meeting: 1 C Sharp 2 I White: APPROVED**

Resident Concern:

- Question about any asbestos concerns in the popcorn ceilings in the neighborhood.
  - o Popcorn ceilings are just plaster, not asbestos
- Question about replacing original siding
  - o That siding is no longer produced but can be replaced with like-colored vinyl siding.
- Window replacement: any rules?
  - o Grid/no grid is homeowner's choice but must be uniform on each plane of the house.

President's report:

- None

Treasurers' report:

- None

Grounds report:

- Scheduling a spring walkthrough with Palmer Landscaping and prop mgr
- Will be organizing a community clean-up day to include a dumpster for neighbors to use
- Proceed with looking into new playgrounds
  - o Tentatively planning special meeting for residents to see potential setups of playgrounds on April 13th

ARC report:

- 1 outstanding request

Communication report:

- None

Social Committee report:

- None

Pool report:



- According to pool professionals, leaky pipe in pump room is a Service Authority issue

Management report:

- Christopher will send board potential days for new monthly meeting dates
- Discussion about contracts to replace stairs leading from pool to Noble Fir Court
  - o Will pursue proposal with Portugal as long as they provide all the permitting and pre-planning and obtain quote from a third company to ensure best value.
  - o Completion date to be May 11, 2018
- GL Insurance renewal
  - o Board is saving \$518 this year
- Community quarterly assessment rate is very low compared to similar neighborhoods – good job TOF!
- Will obtain RFP's to fix erosion issue on hill by pool and playground by pool.

**Motion to approve GL insurance renewal for 2018-2019: 1 I White, 2 C Sharp: APPROVED**

**Motion to adjourn meeting at 9:00pm: 1 C Sharp, 2 I White: APPROVED**

**Next meeting will be March 20, 2018**