



Twin Oaks Farm HOA

Meeting Minutes

June 19, 2018

Start time: 7:33pm

Attendees: Imke White, Margi Bilock, Mike Blas, Dave Brown, Cyndi Fillinger, Caitlin Sharp, Brian Heisler (GHA)

Residents attending: Ron Phillips, Rob Russell, Jerome and Carla Wren

Neighbor concerns:

- Chimney cap needs to be replaced on home – original product is no longer manufactured - Is it okay to use a current one? Yes, use what is closest to those on your neighbors' homes.
- Resident expressed concern for speed with which people drive through the neighborhood – Recommended that they call the PWC non-emergency number to report speeders as speed studies have been done and local government contacted regarding this issue with no alternative courses of action provided
- Resident rented community room and found that the AC had been turned off, the bathrooms were locked from the inside, no further correspondence received from GHA post-rental – GHA will work to streamline their rental procedures

Motion to accept April meeting minutes: 1 C Sharp 2 D Brown: APPROVED

President's report:

- See new business

Treasurer's report:

- Will not be paying extra for full day lifeguards during week after school starts to compensate for water being left on and overflowing the pool earlier in the season

Grounds:

- Would like to contact All Rec who manufactured the neighborhood playgrounds to see about getting a replacement slide for playground next to pool
- Creek is starting to erode the wall leading towards the path due to the heavy rains we have encountered
 - o Brian to walk through area and come up with areas of main concern before soliciting quotations for reparations, if necessary
- Requesting that Palmer leave hill on greenway on Oak Farm at beginning of path unmown for next 2 months to combat erosion
- Need quote to paint lines on remainder of parking lot at pool
- Palmer needs to trim bushes around pool that are poking through fence



ARC:

- Multiple applications received for fence replacement
- No application received for walkway replacement at first home in neighborhood

Pool report:

- Need to have meeting between Martin Harcar (High Sierra), Margi Bilock and Brian (GHA) to discuss expectations for pool season
 - o Guards need to monitor language, running, bikes, bathrooms, pool prep
- Lifeguards do not need to have all keys for the pool house – all keys go in 2nd lock box that is in place for emergencies only. Guards only need keys for the emergency gates, pump house and bathrooms
- Need to streamline rental procedures to ensure that GHA is efficiently moving the process along and closing all rental accounts in a timely manner
- Need to provide Brian website for pool umbrellas and number of new tables needed

Motion for Brian to find and begin a monthly contract for pest control for pool house: 1 I White 2 C Sharp: APPROVED

Motion to approve inspection and subsequent repair of kiddie pool ratified by email on 5/22/18: APPROVED

Motion to purchase a child sized picnic table to be placed in kiddie pool area for \$279: 1 M Bilock 2 C Fillinger: APPROVED

Motion to approve pre-season pool preparations as proposed by High Sierra for \$716 as ratified by email on 5/21/18: APPROVED

Communications:

- None

Social Committee:

- None

Motion to approve total cost not to exceed \$900 for Memorial Day party ratified by email on 5/17/18: APPROVED

New Business:

- Many homes in the neighborhood have compromised roofs and siding from past storms
 - o Brian to send out letters to homeowners of these homes notifying them that they need to get these things fixed and have 45 days to do so or provide a letter to GHA explaining why it will not be done in that time



Management report:

- Work on staircase leading to pool from Noble Fir Court to begin next week
- Playground equipment assessments to be received shortly
- Community inspection letters to be timed to go out following the community cleanup date for next year
- Verizon contacted to fix phone line at pool
- Concern over frequency of cleaning of pool house with amount of facility rentals
 - o Brian to speak to C&C Cleaning about setting up a monthly cleaning contract

Motion to enter into executive session: 1 I White 2 C Sharp: APPROVED

Entered into executive session at 9:32pm

Motion to confirm that no motions were made while in executive session: 1 C Fillinger 2 D Brown: APPROVED

Motion to exit out of executive session: 1 D Brown 2 C Sharp: APPROVED

Motion to approve accelerating the following accounts for collections per attorney's recommendations: ____, ____, ____, ____: 1 C Fillinger 2 I White: APPROVED

Exited out of executive session at 9:53pm

Motion to adjourn meeting at 9:55pm: 1 C Fillinger 2 I White: APPROVED

Next meeting will be July 17, 2018