



Twin Oaks Farm HOA

Meeting Minutes

July 17, 2018

Start time: 7:33pm

Attendees: Imke White, Margi Bilock, Mike Blas, Caitlin Sharp, Jeff Schoolcraft, Brian Heisler (GHA)

Residents attending: Mr and Mrs McSorley

Neighbor concerns:

- Window air conditioners in the front windows – are they allowed? Answer: not without ARC approval due to health reasons, etc.
- Should the lamp posts in front of homes be operational? Answer: yes, please notify the management company if a home does not have a working lamp post light as these are used in place of large street lights in the neighborhood and need to be lighted

Motion to accept May meeting minutes: 1 C Sharp 2 I White: APPROVED

President's report:

- None

Treasurer's report:

- Keep a close eye on spending as we move through this quarter

Grounds:

- Staircase by pool has been finished
- Will be meeting with a contractor this week to discuss options for handling erosion on hill next to pool
- Street lights to be fixed/replaced around pool house as 3 of them are out

ARC:

- 1 large sunroom addition being reviewed

Pool report:

- Picnic table has arrived and needs to be assembled
- Broken stair and tile have been repaired in pool
- Will be changing door knobs on bathroom doors from front entrance area so they are not lockable
- Will be installing exterior key locks to bathroom doors to pool deck to prevent pool deck access in the off season



- Will be using door stops on bathroom doors to pool deck to prop doors open to air out bathrooms and prevent mildew and other smells from festering.

Motion to approve installation of new pump at pool to replace broken pump as directed by HOA president Mike Blas via email on 6/29/18: 1 C Sharp 2 I White: APPROVED

Communications:

- None

Social Committee:

- None

New Business:

- None

Management report:

- Change order for \$1950 to allow for additional materials and labor to complete stairs following the discovery of an over-engineered substructure they were not aware was present at time of original quote.
- Combined proposal from Reston Painting to replace to 2 pool doors from bathrooms to pool deck and replace the damage to the dry wall behind the backsplash of counter in front entrance.
 - o Will table these repairs until pool season is over
- Eagle Pest quoted a monthly cost of \$65/month for 2 rodent traps, interior traps and spraying around front of pool house for ants and other pests
 - o Will obtain quotes from several other pest removal services so Board can make an informed decision
- Proposal for monthly cleaning of pool house from Avery Cleaning of \$150/month during pool season and \$100/month in off season
- 10 letters have been sent out to homeowners regarding storm damage to roofs and siding

Motion to approve contract with Avery Cleaning to clean pool house once a month: 1 C Sharp 2 M Bilock: APPROVED

Motion to approve the change order for staircase replacement of \$1950 next to pool: 1 C Sharp 2 I White: APPROVED

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

Entered into executive session at 8:30pm

Exited out of executive session at 8:33pm



Motion to exit out of executive session: 1 I White 2 C Sharp: APPROVED

**Motion to confirm that no motions were made while in executive session: 1 CI White 2 C Sharp:
APPROVED**

Motion to adjourn meeting at 8:35pm: 1 J Schoolcraft 2 I White: APPROVED

Next meeting will be July 17, 2018