



Twin Oaks Farm HOA

Meeting Minutes

August 18, 2018

Start time: 7:30pm

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

Residents attending: Nick Hamlin, Eugene and Marty Nelson

Neighbor concerns:

- Neighbors concerned about new stairs by swimming pool as they appear to be uneven and a tripping hazard
 - o Brian will look into this
- Neighbors have noticed that people are not cleaning up after their dogs along the walking trail
 - o Resident will put reminders on facebook page to utilize pet waste stations

Motion to accept July and August meeting minutes: 1 D Brown 2 C Sharp: APPROVED

President's report:

- None

Treasurer's report:

- None

Grounds:

- None

ARC:

- 1 outstanding shed request

Pool report:

- Will be looking to update pool contract for next year to avoid problems with lifeguards, pool closings, etc in the future

Communications:

- None

Social Committee:



- None

New Business:

- None

Management report:

- PWC Inspector checked out the drainage pond between Noble Fir Court and Omisol Road and advised the HOA that the association is responsible for its maintenance and upkeep. They have provided guidance and would like to see progress within 60 days.
- 2019 budget to be reviewed by Brian and Cyndi prior to presenting to board during October 2018 meeting
- Violation inspections on properties are continuing
- Still in contact with a contractor regarding erosion ramification on hill next to pool
- Revised architectural guidelines to be sent out with 2019 budget at end of year
- Will explore the idea of charging a fee for using the community room as costs for upkeep begin to accrue

Motion to approve 2017 audit results: 1 D Brown 2 C Sharp: APPROVED

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

Entered into executive session at 7:38pm

Exited out of executive session at 7:45pm

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 I White 2 C Sharp: APPROVED

Motion to waive \$420.63 of bad debt for acct# : 1 D Brown 2 I White: APPROVED

Approve attorney's recommendation to enter into a lawsuit against acct# : 1 C Sharp 2 D Brown: APPROVED

Motion for Brian to send out letter requiring acct# to submit application to ARB for siding change within 14 days of receipt of letter and update of completion of project by 12/1/18

Motion to adjourn meeting at 8:24pm: 1 D Brown 2 I White: APPROVED

Next meeting will be October 16, 2018