



Twin Oaks Farm HOA

Meeting Minutes

January 23, 2019

Start time: 7:32pm

Attendees: Margi Bilock, Mike Blas, Caitlin Sharp, Cyndi Fillinger, Imke White, Audrey (GHA)

Residents attending: Kathy Sullivan, John Pratt

Neighbor concerns:

- Cul-de-sac parking issues
 - o Large commercial vehicles parked in cul-de-sac: does this violate an HOA rule?
 - No, all community streets are controlled by VDoT and we do not have any jurisdiction over cars parked on the street
 - o Work done on cars in the street resulting in oil leaks all over
 - If a vehicle cannot be completed and drivable the same day, it is in violation of VDoT street laws. Oil leaks are a consequence of cars on the streets.
 - o Mailman complained about accessing mailboxes when neighbors park and/or place trash cans very close to the mailboxes.
 - All neighbors need to take note of where they are parking and placing their cans on trash day
 - o Pool lights continue to be out at entrance to clubhouse
 - Suspect that sensors on lights aren't functioning properly as they have been confirmed to be working properly with light bulbs.
 - Street lights are all out around pool house
 - Checked breaker box and one breaker was off. Turned it back on and the lights in the front are now working.
 - Ground water comes up through pavement in front of pool house which lends to puddles in the parking lot all the time.
 - o School Board voted and our neighborhood will continue to go to Old Bridge Elementary School

Motion to accept October meeting minutes: 1 C Fillinger 2 C Sharp: APPROVED

President's report:

- None

Treasurer's report:

- HOA is finally caught up on all bills after falling slightly behind at the end of 2018
- Arrears accounts are still manageable



- Residents need to notify the Board/management company if they are struggling financially and need to delay their HOA payment. Only when the board is notified, are they able to work with that resident

Grounds:

- Trees down off Maple Ridge Drive by basketball court
- Icy spots on walking path due to drainage issues
- Bushes down by drainage pond need to be trimmed back as they protrude onto the walking path

ARC:

- No requests pending

Pool report:

- Pool contract will be put out to bid

Clubhouse Report:

- Several incidents of people renting facility and not cleaning it properly upon completion of their event resulting in forfeiture of deposit
- 2 incidents of clubhouse being left unsecured resulting in forfeiture of deposit

Motion to allow the community Bunco group to be a fee-free monthly community event that does not require a contract: 1 M Blas 2 M Bilock: APPROVED

Communications:

- None

Social Committee:

- None

New Business:

- \$100 charge to use clubhouse beginning in June 2019

Management report:

- Proposal for new locks in clubhouse from FedLock
 - Audrey to obtain 2 more proposals
- Proposal from LandCare for the removal of the split tree by the basketball court

Motion to approve option 1 from LandCare to remove the split tree and nothing else: 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 9:21pm

Exited out of executive session at 9:28pm

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 adjourn meeting at 9:29pm: 1 C Fillinger 2 I White: APPROVED

Next meeting will be February 19, 2019