



Twin Oaks Farm HOA

Meeting Minutes

March 19, 2019

Start time: 7:37pm

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

Residents attending: Ron Phillips, Grant Cleveland

Neighbor concerns:

- Neighbor on King Elm Court is concerned that no additional trees have been added to the border with the Holly Acres property despite the promise from Mr. Garber to do so.
 - o Board recommended that homeowner contact Mr. Garber to inquire about additional trees that were to be planted in that area.
- The cul-de-sac on White Birch Court has continual wetness and should be checked out by PWSA and/or VDOT.
 - o Audrey will contact the correct authorities to address this.

Motion to accept February 2019 meeting minutes: 1 C Fillinger 2 I White: APPROVED

President's report:

Treasurer's report:

- Business as usual

Grounds:

- Spring walkthrough with LandCare to be scheduled in the next month

ARC:

- No applications received

Pool report:

- Contract with High Sierra Pools
 - o Cover agreement needs to contain the laundry list of HOA requirements sent to the company in the RFP to ensure all of the requests are met by contractual agreement
 - Submitted dates and hours requested to include "school hours" from May 25th to June 10th and then "summer hours" throughout the rest of the season through Labor Day.
- Will honor leftover 2018 guest passes this year, as well
 - o Audrey will include a note about this in the Pool application cover letter



- Margi and Audrey will meet in early May with Dave and Martin from High Sierra to discuss expectations and have another meeting with Martin and lifeguards several weeks into the season to ensure all parties know our expectations

Clubhouse Report:

- People need to be sure to take care of the club house as if it was their own space.

Communications:

- None

Social Committee:

- None

New Business:

- Annual meeting is May 7th. Notice needs to be sent to residents by April 22nd.
 - o Will provide refreshments and door prizes for residents at meeting
 - Caitlin and Margi will organize this
- Community yard sale/cleanup is May 18th
 - o Audrey will have dumpster delivered to end of parking lot on large hill side

Management report:

- Quote received from Pop-A-Lock to redo knobs in club house for \$1,527.70
- Audrey to obtain quote to restripe basketball court and add parking stripes in pool parking lot
- Certified letter to be sent to owner of home behind pool where a tree fell and needs to be removed
- Pool door replacement proposal requested by end of March

Motion to approve quote received from Pop-A-Lock to redo knobs in club house for \$1,527.70: 1 I White 2 C Sharp: APPROVED

Motion to ratify email vote from 3/5/19 to use PSC to fix the exterior club house light posts: 1 C Sharp 2 I White: APPROVED

Motion to ratify email vote from 3/1/19 to use High Sierra Pools as our pool management company for 2019 pool season: 1 C Sharp 2 C Fillinger: APPROVED

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

Entered into executive session at 8:57pm

Exited out of executive session at 9:05pm

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 approve attorney's recommendation for the acceleration of 2019 assessments
and filing of civil suit for account #3208 Motion: Caitlin Sharp, 2nd Imke White motion
approved**

Motion to adjourn meeting at 9:10pm: 1 C Fillinger 2 I White: APPROVED

Next meeting will be April 11, 2019