



Twin Oaks Farm HOA

Meeting Minutes

Nov 19, 2019

Start time: 7:31pm

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

Residents attending: Marcy Fail

Neighbor concerns:

- Concern of cars speeding in neighborhood
 - This issue is addressed regularly
 - Streets controlled by VDoT
 - Residents are encouraged to report these incidents to the PWC police non-emergency line
- Do we have another avenue for leaf removal as garbage men won't take all yard debris bags?
 - American Waste has a limit of 10 bags per household and max of 35 pounds per bag
 - New rule from American Waste is that yard debris must be in recyclable paper bags

**Motion to approve the minutes from Sept 2019 board meeting: 1 I White 2 C Fillinger:
APPROVED**

President's report:

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Treasurer's report:

- Invoice will not be paid until the month of service has been provided as the Board has not been happy with the service the neighborhood has been receiving
- Water will must be paid even though it is oddly high from prior years. Upon payment, a refund will be requested that should take 2-3 months to receive

Grounds:

- Landscaping contract to be put out to market for next year despite contract provided by LandCare because LandCare advised that they are cancelling our existing contract early and raising the cost for service significantly.

ARC:



- Several roof replacement requests

Clubhouse Report:

- Wiring needs to be checked RE post lights in front of pool house. Breaker is flipped and when turned back on, the lights will turn on and breaker will then flip again and the lights go out.
- Community room should be repainted in the spring as there are a number of marks on the walls from usage
- Will place felt pads on bottom of couch legs
- Will place sign in storage room advising people that dragging the tables will leave marks on the floors which are grounds for forfeiture of security deposit

Communications:

- All past minutes have been uploaded to website

Social Committee:

- None

New Business:

- None

Management report:

- Board declined the extra cost to add tile race lines on bottom of pool
- Margi and Cyndi to inventory pool furniture and create list of furniture needs
- Board looking to replace women's door to bathroom from pool deck that has wood rot

Motion to approve a cost of \$6,250 to repair major leak under pool pump in pump room per email vote: 1 C Sharp 2 D Brown: APPROVED

Motion to approve repair cost of \$10,400 for baby pool per email vote: 1 C Fillinger 2 I White: APPROVED

Motion to approve a 1 year contract with LandCare per email vote: 1 D Brown 2 I White: APPROVED

Motion to enter into executive session: 1 C Fillinger 2 D Brown: APPROVED

Entered into executive session at 8:27pm

Exited out of executive session at 9:16pm

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



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

Motion to write off \$13.63 balance for account# 2820-02: 1 C Sharp 2 C Fillinger: APPROVED

Motion to waive \$19.64 accrued admin fees as a one time consideration as homeowner paid the late fees due on those payments for account# 2771-01: 1 D Brown 2 C Sharp: APPROVED

Motion to waive late fee for account# 2781-01 pending receipt of request from homeowner: 1 C Sharp 2 D Brown: APPROVED

Motion to grant permission to GHA to waive any late payments <\$5 in order to save on monetary resources to include accts#'s (2786-02, 2820-03 and 2793-01): 1 C Fillinger 2 D Brown: APPROVED

Motion to adjourn meeting at 9:04pm: 1 C Fillinger 2 C Sharp: APPROVED

Next meeting will be January 21, 2020