



Twin Oaks Farm HOA

Meeting Minutes

June 16, 2020

Start time: 7:34 pm via Zoom video conference

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

Residents attending: David Smyth, Meher Alam, Marty Nelson, Chanin and Jennifer, Dave Potter, David Mattingly, Kerri Crane, Carmen Canales

Neighbor concerns:

- Pertaining to black bear that was in the neighborhood - the bear stopped and was eating food that a neighbor leaves birdseed in the yard all year long. This is a major concern as it can/will attract wildlife that is not safe in the neighborhood
- Neighbor questioning the stairs next to the pool and the inconsistent rise on the steps themselves. This was the result of the contractor having to work with prior repairs that were made to the stairs. The HOA has decided to leave them be rather than incur additional cost to repair 2 steps. A suggestion was made to post a sign at the top and bottom of the stairs advising walkers of the uneven stairs. The Board will look at instituting this.
- With a \$7K savings from the pool season and a \$7K refund from the water company, a neighbor requested that the Board discuss a possible decrease in assessments for 2021.

Motion to approve the minutes from May 2020 and special pool board meetings: 1 C Sharp 2 I White: APPROVED

President's report:

- Executive session is a special piece of each meeting where sensitive data is discussed that pertains to individual residents that should not be discussed in an open forum. It also is where contractual matters are discussed regarding projects for the community - these matters are held in executive session so as not to cause issues with regards to contracts and service providers.
- All future projects for the neighborhood are on hold in order to save money

Treasurer's report:

- Holding off on paying American Waste as they have not been operating according to the contract we have with them including showing up on time and leaving things orderly.

Grounds:

- Playgrounds have been opened back up per Phase 2 guidelines
- Bladerunners will be advised to clean up playground along path near Maple Ridge
- Paths were trimmed up
- Caitlin to walk paths to see about berry bushes along path that may need to be trimmed back



ARC:

- 2 open fence proposals

Pool/Clubhouse Report:

- Recapped decision made during pool special meeting - pool will remain closed until guidelines are released for Phase 3 at which time, another special meeting will be had to discuss how to proceed
- All pool repairs have been completed in time for pool season to start
- Residents are questioning a possible refund since pool expenses are not what they're normally expected to be.
 - This was investigated and it was determined that it would cost more to process a refund for each homeowner than what the refund would actually be
 - Instead the Board is exploring a 0% increase in HOA dues for 2021

Communications:

- None

Social Committee:

- None

New Business:

- None

Management report:

- Will ask Bladerunners to mulch and weed all of the neighborhood playgrounds
- Retaining wall has been replaced at pool
 - This was paid out of reserves
- Wood rot around clubhouse has been repaired
 - This was paid out of operating income
- Pool pass applications will be sent out as soon as it is decided to open the pool

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

Entered into executive session at 8:28pm

Exited out of executive session at 9:47pm

Motion to exit out of executive session: 1 C Sharp 2 C Fillinger: 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 9:55pm: 1 C Sharp 2 D Brown: APPROVED



Next meeting will be July 21, 2020