



Twin Oaks Farm HOA

Meeting Minutes

November 17, 2021

Start time: 7:16 pm via Zoom video conference

Attendees: Mike Blas, Caitlin Sharp, Cyndi Fillinger, Jeff Schoolcraft, Imke White, Russell Johnson, Michelle Grayson(GHA)

Residents attending:

- Mary King (13108 Holly Leaf Ct)
- Jannah Swink (13180 Oak Farm Dr)

Neighbor concerns:

- N/A

Motion to approve minutes from October 2021: 1 M Blas, 2 I White: APPROVED

President's report:

- None

Treasurer's report:

- Normal operating expenses
- Made withdraw requests for funds for the playground. Waiting to hear from GHA if everything is completed.
- Was an issue getting the first check delivered, requested a backup and it arrived.
- Waiting on Playmark to invoice for the slide and get inspected

Grounds:

- None
- **TODO:** Sign Russell up for task notifications from Bladerunners
- **TODO:** Schedule a fall walkthrough of the community with Bladerunners to look at tree health, problem areas, overall landscaping needs, etc

ARC:

- A couple applications in process hopefully to be decided by Nov 19, 2021
- Trying to recruit new members to ARC because a few members dropped off
- **TODO:** Socialize recruitment for new members to the ARC for replacement and to increase numbers to add diversity of opinions.



Pool/Clubhouse Report:

- High Sierra seems to have done most of the work to cover the pool
- **TODO:** Verify pump room is properly closed for the season
- **TODO:** Get High Sierra to “close out” the season with the Board / Pool Rep to cover any maintenance issues, etc.
- Reviewing the pool contract to propose adjustments for what our next pool contract should look like.
- Status of broken tables? Legs are gone, round table tops need to be picked up. Mike is going to call American Disposal to schedule a pickup of the tables.
- Clubhouse (CH) walls in the main room and hallways could use a fresh coat of paint (funds to be paid out of CH Repairs and Maintenance)
- **TODO:** General maintenance on cabinet doors
- **TODO:** Mount brackets in the closet to hold chairs
- **TODO:** Deep clean bathroom floors
- GHA to get an estimate on painting to present to the board and handle the rest of the maintenance including cleaning bathroom floors under the budget.

Communications:

- None

New Business:

- Look at “beautifying” the pool deck in the Spring
- American Disposal contract obligation with respect to yard waste pickup. GHA to put American Disposal on notice because of yard waste pickup and investigate any contractual recourse to encourage American to meet their obligations.

Management report:

- Bladerunners took care of the maintenance of Crepe Myrtles around the pool
- Tot Lot Replacement - slide was installed, PlayMark to send final invoice.
- Ordered basketball padding and backboard. Padding shipped. Backboard no status.
- Roll on dumpster was in pool parking lot on the week of Nov 6,7
- Bladerunners proposal was \$525 to clear the area around the weeds/overgrowth around the Cherry Tree next to 13204 Oak Farm.
- **Motion to approve clearing the cherry tree area: 1 M Blas 2 C Fillinger: APPROVED**
- Budget
 - Assume 1 rental / month on clubhouse and increase income to 1500
 - Kill social budget
 - Kill reserve study
 - 4% increase
 - Reduce reserve contribution to operate at \$0 loss
- **Motion to approve budget with all the changes I said and assess 5% increase but collect 4%.1: J Schoolcraft 2: I White: Approved**



Motion to adjourn meeting at 9:25pm: 1 C Fillinger 2 R Johnson: APPROVED

Next meeting will be published at a later date.