



## Twin Oaks Farm HOA

Meeting Minutes

February 9, 2022

Start time: 7:02 pm via Zoom video conference

Attendees: Mike Blas, Margi Bilock, Caitlin Sharp, Cyndi Fillinger, Jeff Schoolcraft, Michelle Grayson(GHA)

Residents attending:

- Dave Potter 2778 Noble Fir Ct
- Becky Rogers 2806 Noble Fir Ct
- Wayne Smith 2849 Sweet gum Ct

Neighbor concerns:

- Resident wants to know what progress is being made with cleaning up the tree damage along the path
  - This will be handled during the grounds portion of the meeting

**Motion to approve minutes from January 2022: 1 C Fillinger, 2 M Blas: APPROVED**

President's report:

- See new business

Treasurer's report:

- No new or unexpected expenditures to date

Grounds:

- Proposals for trail repair and clearing of downed trees along common area paths; see new business

ARC:

- Several outstanding applications

Pool/Clubhouse Report:

- Completed Performance Work Statement and sent to property manager for release to vendors
  - Property manager met one vendor at pool today to look at pool deck



- High Sierra advised the property manager that a decision being made during the March board meeting is too late for them to get all of their lifeguards in order. They submitted a proposal and would like to have an answer by the end of February.
- Clubhouse walkthrough reinforced the items that need to be completed in order to get the room updated and ready for rental by residents. Per PM, her sickness delayed receipt of the proposals from vendors
- Replacement vs repair of bathroom doors to pool deck → need updated quotes for both options along with replacement of doors with metal exterior doors

#### Communications:

- None

#### New Business:

- Bladerunners proposals for post-snowstorm damage repairs:
  - Proposal 1: Tree removal along Noble Fir Path → can hold off for now
  - Proposal 2: Tree pruning/crown reduction → branches/trees that pose a threat of falling on path need to be removed; remove Leyland Cypresses that fell over along path below pool, where indicated by Caitlin on proposal
  - Proposal 3: Stump removal and backfill soil → approved
- **Motion to approve Bladerunners' proposal as amended by the board: 1 C Fillinger 2 M Blas: APPROVED**
- **Motion to approve Bladderunners' proposal for backfill soil as referenced in email on 2/23/22 for \$3,745: 1 M Blas 2 C Fillinger: APPROVED**
- Need a termination letter drafted for American Disposal ASAP
- Pool proposal meetings occurred with 2 vendors with 1 happening next week

#### Management report:

- Updated items in packet:
  - New basketball backboard will delivered on Friday and will be installed by one of the handymen PM routinely uses
    - Existing hoop is currently facing downward and will also be addressed by handyman
  - Playmark still needs to install the replacement equipment on the new playground
  - Bladerunners proposals to address tree debris along path.
    - Consider having the work done in phases in order to delay some major payments
      - Priority goes to removal of stumps abutting walking path down the hill from the pool
  - Keep Prince William Beautiful said that we could get 2 dumpster vouchers so long as we don't use the same dates on both vouchers ie. 3/16-3/17 on one and 3/16-3/18 on the other



- **ACTION ITEM: 2 dumpsters: 1 parked at the pool and 1 parked on right side of Holly Leaf Ct (\$500 each from American Disposal)**
- **ACTION ITEM: neighborhood email blast to go out on 3/11 notifying neighbors**
- Neighborhood walkthrough inspections to take place in March in addition to weekly drive through inspections. March inspections to involve a more in-depth review of properties

**Motion to approve expenditure for dumpsters from American Disposal not to exceed \$1,100: 1 M Blas 2 C Fillinger: APPROVED**

**Motion to enter into executive session: 1 C Fillinger 2 M Blas: APPROVED**

Entered into executive session: 8:33pm

Exited out of executive session:

**Motion to move out of executive session: 1 M Bilock 2 M Blas: APPROVED**

**Motion to confirm that no motions were made while in executive session: 1 M Bilock 2 M Blas: APPROVED**

- **ACTION ITEM: Annual meeting will revert back to May. All attending residents will receive a free guest punch card. Notice for this meeting will be mailed out in April.**
- **ACTION ITEM: Board members to complete Google Form to establish new meeting date**

**Motion to adjourn meeting at 8:51pm: 1 M Bilock 2 M Blas: APPROVED**

**Next meeting will be March 16, 2022**