



Twin Oaks Farm HOA

Meeting Minutes

March 16, 2022

Start time: 7:00 pm via Zoom video conference

Attendees: Mike Blas, Margi Bilock, Caitlin Sharp, Imke White, Cyndi Fillenger, Jennifer Cline (GHA), Michelle Grayson (GHA)

Residents attending:

- Rachel Vucurevich - 2794 Maple Ridge Drive
- Christian and Libby Bongard - 2781 Noble Fir Court
- Rita Mahoney - 2801 White Birch Court

Neighbor concerns:

- HOA should consider renting a wood chipper in lieu of an extra dumpster during spring cleanup as it'd be more useful to neighbors
 - This is great idea, however, the HOA would have to assume the liability in doing so which is not advisable
 - Resident is welcome to rent one and assume liability, if they wish
- Update requested on repairs for the basketball court
 - New backboard is currently in-hand awaiting install

Motion to approve minutes from February 2022: 1 I White, 2 M Bilock: APPROVED

President's report:

- See new business

Treasurer's report:

- No news at this time

Grounds:

- Spring cleanup this weekend with dumpsters on site. All volunteers welcome. Goal is to minimize the cost the HOA will need to pay to clean up the walking trails
- Spring walkthrough will be occurring in the next couple weeks

ARC:

- Outstanding fencing issue
- 3 applications requiring more information



Pool/Clubhouse Report:

- Moving forward to try to get a pool contract in place
 - Still need more negotiations with pool service provider
 - Board is working to stay in budget when all service costs are going up
 - Goal is to open pool on time

Communications:

- None

New Business:

- 1 quote obtained for backboard install, will solicit more so Board has at least 3+ quotes for comparison purposes

Management report:

- Climbing wall and stairs replaced on large playground
- Grounds landscaping - 2 more vendors will walk the trails to give us a quote to remove all of the debris and broken trees/branches
- Request received from homeowner regarding removal of a dead tree near tot lot at front of the neighborhood along trail. Quote received to "flush cut" tree for \$440 and grind 2 stumps that are at tot lot for \$323
 - Board has chosen to monitor tree, however, in the interest of fiscal responsibility, we will not have it removed at this time.
- Management is awaiting call back from county regarding storm damage to the fencing along Minnieville Rd.
- 2 vouchers in hand for dumpsters to be placed on site this weekend
- Basketball backboard is ready to be installed.
 - 1 vendor will not install due to wt
 - Proposal from TYL that will charge \$350 to install
- Clubhouse repainting proposals received
 - Board will table this job in the interest of preventing excess expenditures

Motion to enter into executive session: 1 M Blas 2 M Bilock: APPROVED

Entered into executive session: 7:40pm

Exited out of executive session:

Motion to move out of executive session: 1 I White 2 M Blas: APPROVED

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

Motion to approve removal of Late Fee but not Admin Fees for Acct# 83TO23656 : 1 M Blas 2 C. Fillinger: APPROVED



Motion to adjourn meeting at 8:55pm: 1 C Fillenger 2 M Blas: APPROVED

Next meeting will be April 19, 2022