



# Twin Oaks Farm HOA

## Meeting Minutes

April 19, 2022

Start time: 7:06 pm via Zoom video conference

Attendees: Mike Blas, Caitlin Sharp, Imke White, Cyndi Fillinger, Jennifer Cline (GHA)

Residents attending:

- Ethan Hohanson - 2783 Noble Fir Ct
- Claude Bennett 13204 Oak Farm Dr
- Dave Smyth 2808 White Burch Ct

Neighbor concerns:

Resident inquired about info regarding large increase in property taxes. This was from a vote by the Board of Supervisors

- Update requested on repairs for the basketball court
  - New backboard is currently in-hand awaiting install

**Motion to approve minutes from March 2022: 1 M. Blas, 2 I. White: APPROVED**

President's report: Caitlin Sharp

- Caitlin gave an overview of what was accomplished at the Spring Cleanup. Residents committed many hours to the cleanup from the January storm and have saved the community a significant amount of money for this work. The board is waiting for new/revised bids from 2 contractors for the remaining work that needs to be done. Board discussed specific ways to express appreciation to the key volunteers who worked on this project.

Treasurer's report: Cyndi Fillinger

- GHA reviewing recent invoices from American Disposal regarding dumpster fees. Fees are more than anticipated. Will communicate resolution of matter when received.
- Brought up two items to be considered for the future. One is to look for more productive investment options for the reserves funds. During the construction phase we kept these funds more accessible but have a cushion that could be invested for better returns.
- Also recommend looking at another financial institution for investments. Currently with Wells Fargo Investments but the corporation continues to face disciplinary measures from financial regulators.



Grounds:

- Update given in President's report
- Spring walkthrough has been delayed during transition to new property manager and extensive time needed for storm clean up and pool contract and opening matters. GHA management will resume these inspections and walkthroughs through the summer and fall.

ARC:

- Outstanding matter involving a fence installation. Communication ongoing with property owner.
- Some driveway applications in process
- GHA property manager indicated that they would like to be included in the email distro list when new applications are received. Jeff will review distro information and advise what changes need to be made. Both the ARC chairperson and GHA office need access to this information so appropriate tracking can be done by GHA and so applications continue to be handled in a timely fashion.

Pool/Clubhouse Report: Mike Blas

- After the closed pool season of 2020 and the various changes to operating procedures and COVID protocols for 2021, Mike is planning for close communication and monitoring of pool operations for the 2022 season, Preliminary meeting is scheduled with High Sierra to review the specifics of the TOF pool handbook to clarify any areas of operation that might vary from other pools that High Sierra manages.
- Some corrections are needed in the pool packets going out to the residents. Board should complete final review of those documents as soon as possible.
- Pool deck and pool furniture need to be power washed. Checking with High Sierra to see if they would provide that or if we need to hire separate contractor.

Communications:

- None

New Business:

- **Motion to approve TYL estimate for installation of basketball backboard, not to exceed \$400. 1 C Fillinger 2 M Blas APPROVED**

Management report:

Additional dumpster on Holly Leaf Ct was removed on 4/12/2022. GHA contacting American Disposal to resolve additional fees charged related to dumpster removal.

- Grounds landscaping - 2 more vendors will walk the trails to give us a quote to remove all of the debris and broken trees/branches



- Management is awaiting call back from county regarding storm damage to the fencing along Minnieville Rd.
- Clubhouse repainting proposals received
  - Board will table this job in the interest of preventing excess expenditures. Will reconsider this project in July.

**Motion to enter into executive session: 1 C Fillinger 2 I White: APPROVED**

Entered into executive session: 7:52pm

Exited out of executive session: 8:03pm

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

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

**Motion to approve requests for waiver of Late Fee for Acct# 83TO42849, Acct # 83TO40298 and Acct # 83TO55062: 1 M Blas 2 C. Fillinger: APPROVED**

**Motion to adjourn meeting at 8:05pm: 1 M Blas 2 C Fillinger: APPROVED**

**Next meeting will be Annual Meeting May 17, 2022 at the pool**