



Twin Oaks Farm HOA

Meeting Minutes

June 21, 2022

Start time: 7:06 pm

Attendees: Mike Blas, Margi Bilock, Imke White (zoom), Cyndi Fillinger, Suni Smith, Nick Hamlin, Jennifer Cline (GHA),

Residents attending:

- Dave Mattingly (zoom), Becky Rogers, Will Moore (zoom), Rachel and Cole Vucurevich

Neighbor concerns:

- Update on tree cleanup along walking trail
 - Still working to recover from the big storm and later mini storm. Very expensive to do this cleanup without community assistance
 - Community needs to clean up fence line before county will fix any fences
 - Dave Mattingly will spearhead this project to try and get the neighborhood all cleaned up from all the tree debris.

President's report:

Treasurer's report:

- HOA has ample funds to maintain community
- Neighborhood cleanup will come out of operating reserves
- No unforeseen expenditures since April meeting

Grounds:

- Grounds committee chair position assigned to Dave Mattingly. Dave will review the proposals provided by Blade Runners and will come back with recommendations/prioritization on the areas identified that still needs to be worked on from the storm. Dave will be provided with the hard copy proposals now that he is the Grounds Committee Chair.

ARC:

- Various applications received
- Residents are able to remove up to 1 tree from the backyard without approval. Approval is needed for the removal of any tree in the front yard
- Board will look at updating ARC guidelines so they are more streamlined and less room for alternate interpretation.

Pool/Clubhouse Report:

Deleted: .



- Full time lifeguards in place. 1 local guard and 2 international guards
- High Sierra now ensures that Board is contacted before any major pool changes
- Open items: new pool cover for both pools, additional tables and umbrellas, shed to house pool furniture during off-season

Motion to approve purchase of new pool covers as proposed from High Sierra: 1 C Fillinger 2 S Smith: APPROVED

Communications:

- **ACTION ITEM:** Need to decide about website domain

New Business:

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Management report:

- Sample pool furniture item print outs provided that are readily available
- Most larger pool furniture items require an 8-10 week lead time, likely not able to replace this season
- Review Bladerunners contract vs Davey contract for tree removal; tabled for Dave Mattingly to review and make a recommendation
- American Trash Service has received HOA's intent to non-renew contract
 - American has requested right of first refusal as outlined in their current contract. This will be addressed sent forward by GHACM.

Motion to enter into executive session: 1 N Hamlin 2 C Fillinger: APPROVED

Entered into executive session: 8:15pm

Exited out of executive session: 9:34pm

Motion to move out of executive session: 1 N Hamlin 2 C Fillinger: APPROVED

Motion to confirm that no motions were made while in executive session: 1 C Fillinger 2 S Smith: APPROVED

Motion to approve fence variance request as discussed during hearing in executive session : 1 N Hamlin 2 S Smith: APPROVED (Aye CF, MB, MB, NH, SS; Nay IW)

Motion to decline settlement request from acct #83TO4313: 1 C Fillinger 2 N Hamlin: APPROVED

Motion to waive late fees for acct #83TO23498: 1 C Fillinger 2 N Hamlin: APPROVED

Motion to adjourn meeting at 8:55pm: 1 C Fillinger 2 S Smith: APPROVED

Next meeting will be July 19, 2022

