

Twin Oaks Farm HOA

Meeting Minutes

July 19, 2022

Start time: 7:06 pm

Attendees: Mike Blas, Margi Bilock, Caitlin Sharp, Jeff Schoolcraft (zoom), Suni Smith, Nick Hamlin, Cyndi Fillinger, Dave Mattingly, Anna Mattingly, Jennifer Cline (GHA),

Residents attending:

- Dave Potter (Noble Fir), Claude Bennett (Oak Farm, zoom), Melissa & James Chapman (Maple Ridge)

Neighbor concerns:

- Update on storm cleanup around the neighborhood
 - Will be updated when grounds committee chair gives monthly report

Motion to approve April 2022 meeting minutes: 1 C Sharp 2 M Bilock : APPROVED

Motion to approve June 2022 meeting minutes: 1 C Sharp 2 N Hamlin: APPROVED

President's report: Mike Blas

Treasurer's report: Cyndi Fillinger

- No expenditures that are out of the ordinary

Grounds: Dave Mattingly

- 3 different storm cleanup proposals provided that were completely different in scope: Bladerunners, Davey and 23 Trees
- Davey (recommended vendor):
 - \$8,940.72 quote to clean up all storm damage in and around common areas and walking trail
 - \$500 to clean up pine trees including dumpster
 - Clean up storm damage and mulch all of it back into the woods; piles not to be any higher than 2'
 - Will schedule all work with BOD before just showing up
- Bladerunners:
 - Proposal \$7,000 higher than Davey without any extras offered
- 23 Trees
 - Couldn't handle full scope of work; not able to remove any stumps

Motion to approve Davey to clean up and remove all storm damage in common areas for \$8,940.72 plus \$500 to clean up pine trees: 1 M Bilock 2 N Hamlin: APPROVED

ARC: Imke White (absent), Mike Blas provided update

- Board is looking to update architectural guidelines handbook

Pool/Clubhouse Report: Mike Blas

- Pool operations have been relatively smooth this year
- Residents now enter through front doors and not side gate
- Ordering new umbrella stands, expected to be delivered by end of week
- Looking at new pool furniture for summer 2023 to be paid for out of replacement reserves
- Health Inspector stopped by pool and required an extra drip pan to be placed below chlorinator
- Considering organizing a doggie splash schedule at the end of the season

Communications: Jeff Schoolcraft

- none

Motion to approve expenditure to utilize Google workspace to house HOA internet domain as voted on via email: 1 C Fillinger 2 C Sharp: APPROVED

New Business:

- Discussion to provide lifeguards with a financial gift for a job well done
 - Recommend \$50 per guard

Motion to approve a financial gift of \$50 for each of the 3 lifeguards: 1 C Sharp 2 C Fillinger: Aye (CF, MB, NH, CS, MB, JS, DM, AM), Abstain (SS): APPROVED

Management report:

- Touch up paint in club house still tabled in an effort to limit expenditures
- Notice of cancellation provided to American Disposal; invoked contractual right of first refusal
- Contacted Disposal Services to confirm the proposal from last year still stood and fuel surcharges will not be passed on to community
 - Received written confirmation that proposal will not change and fuel surcharges will not be passed to TOF
- Unless American responds to Disposal Services proposal with a significant discount of services, will look to coordinate trash and recycling receptacle return and replacement procedures

Motion to once again confirm selection of Disposal Services for trash service in the neighborhood ASAP: 1 C Fillinger 2 M Bilock: APPROVED

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

Entered into executive session: 7:45pm

Exited out of executive session: 8:39pm

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

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

Next meeting will be August 16, 2022