

Twin Oaks Farm HOA

Meeting Minutes

August 16, 2022

Start time: 7:02 pm

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

Residents attending:

- Rita Mahoney

Neighbor concerns:

- Confirming alcohol license for community room is obtained through ABC
 - Yes, it is

**Motion to approve July 2022 meeting minutes: 1 C Fillinger 2 N Hamlin:
APPROVED**

President's report: Mike Blas

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Treasurer's report: Cyndi Fillinger

- Final payment made on Maple Ridge playground following installation of final slide
- Holding off on payment of American Disposal bill until end of month following receipt of service

Grounds: Dave Mattingly

- Davey has completed all work they were hired to do
- Retention pond update:
 - Reached out to county, awaiting response
 - Appears that retention pond must be maintained by PWC after they released VDOT from responsibility
 - Will have our lawyers review Deed of Easement to provide opinion
- Remainder of clean up to be done in the fall by the community

ARC: Imke White (absent)

- Still looking to revise guidelines

- Have come up with schedule to have all guideline reviews submitted by Board members by Jan 30, 23

Pool/Clubhouse Report: Mike Blas

- No major issues, no interruption of service
- Starting on the 23rd, pool hours will cut down to 4-7pm. Friday and Saturday will still be 11-8pm until Labor Day weekend.
- Doggie Dunk to be added to contract for next year
- Looking into end of season picnic at pool on last day

Communications: Jeff Schoolcraft

- none

New Business:

- 2023 Budget
- Need to move current sign at basketball court to a place where all can see it at the court
- Signs around pool are faded and need to be replaced
- Check pricing on new sign for TOF notices - old one is falling apart

Management report:

- Dead tree is still up by tot lot and needs to be removed
- American Disposal has offered 9/30 as an available early termination date, with no early contract termination penalty.

Motion to proceed with early termination of American Disposal contract as of 9/30/22 with association bearing no financial penalty: 1 C Fillinger 2 S Smith: APPROVED

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

Entered into executive session: 7:45pm

Exited out of executive session: 8:29pm

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

Motion to confirm that no motions were made while in executive session: 1 C Fillinger 2 N Hamlin

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

Next meeting will be September 20, 2022

