

Twin Oaks Farm HOA

Meeting Minutes

September 20, 2022

Start time: 7:07 pm

Attendees: Mike Blas, Margi Bilock, Nick Hamlin, Cyndi Fillinger, Dave Mattingly, Anna Mattingly, Imke White, Jennifer Cline (GHA)

Residents attending:

- Becky Rogers, Marti Nelson

Neighbor concerns:

- Any updates on a fitness station in place of one of the smaller tot lots along walking trail.
 - Board would like to put out a survey to residents to gauge interest

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

President's report: Mike Blas

- Board meetings to be moved to the 4th Wednesday of the month going forward
- HOA site secured with Google

Treasurer's report: Cyndi Fillinger

- 2023 Budget review in management section
- Looking to getting a reserve study done to ensure our reserves are adequate for neighborhood's needs

Grounds: Dave and Anna Mattingly

- Met with county and Long Fence regarding drainage pond fence damage
 - County states that HOA is responsible for clearing any debris 5 feet on either side of the fence prior repairing/replacing the fence
 - Scott Hattan is the current county contact for the drainage pond; he found nothing stating that the county is responsible for cleaning up the area inside the fence
- Algae/mold is growing on walking path
 - Will look into cleaning off path to limit safety concerns
- Fall neighborhood cleanup in the works, likely in October

ARC: Imke White

- ARB guidelines revisions underway
- Board will have 30 days to do preliminary updates

Pool/Clubhouse Report: Mike Blas

- 2-3 minor incidents during pool season regarding a rule discrepancy
- 3 main lifeguards that all worked well together
- 4 new umbrella stands received
- Exploring a means to store pool furniture in the off season to protect from the weather

Communications: Jeff Schoolcraft

- none

New Business:

-

Management report:

- Budget review
 - Increase is needed in order to have cash flow for the upgrade of various community amenities such as the remaining tot lots
 - Approve 5% increase look to collect 3%
 - Board to review and make recommendations to budget over next 2 week so budget will be ready for a vote at next meeting.

Motion to approve finalizing payment to Davey Landscaping for storm damage cleanup: 1 C Filliger 2 I White: APPROVED

No need for executive session this month.

Motion to adjourn meeting at 9:00pm: 1 C Fillinger 2 I White: APPROVED

Next meeting will be October 26, 2022