

Twin Oaks Farm HOA

Meeting Minutes

October 26, 2022

Start time: 7:10 pm

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

Residents attending:

- Joyce and Lewis Ward (13228 Oak Farm)

Neighbor concerns:

- None

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

President's report: Mike Blas

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Treasurer's report: Cyndi Fillinger

- No new monthly expenditures

Grounds: Dave and Anna Mattingly

- 3 bids obtained to clean up fence area around retention pond
 - Lowest bid was from Bladerunners
- Continuing to pursue searching for documentation regarding who is in charge of cleanup inside the retention pond fence
 - County continues to deny their responsibility
 - May need to look at involving our attorneys
- Cleaner obtained to clean moss off path but need access to water to wash cleaner off path
 - Will touch base with residents along path to see about utilizing their hoses

Motion to approve hiring Bladerunners to clean up storm debris around retention pond fence for \$1,950: 1 C Fillinger 2 C Sharp: APPROVED

ARC: Imke White

- Submission emails now go only to GHA for logging and review before it is forwarded to ARC
- Guideline restructuring will be discussed by board members at November meeting to allow time for input on suggested changes

Pool/Clubhouse Report: Mike Blas

- New pool covers have been installed
- Looking into new pool furniture
 - Pricing out wrought iron, aluminum and polywood
 - ~\$600-800 per table, \$525 per umbrella
 - ~\$10,608 for 8 polywood tables and 8 umbrellas
 - Will also look at getting new polywood chairs
 - Money will come out of Replacement Reserves
 - Jennifer will request a quote for pool furniture so Board can review and vote on it
- Looking to adjust pool hours for next season to 12pm-8pm and bring back Doggie Dunk. Summer hours will start on last day of school, June 15.

Motion to approve High Sierra Pools contract for 2023 season: 1 C Sharp 2 S Smith: APPROVED

Communications: Jeff Schoolcraft

- none

New Business:

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Management report:

- 2023 budget
 - Increasing social budget amount to \$1,200
 - \$3,000 needed for reserve study

Motion to approve a 4.5% increase in assessments for 2023: 1C Fillinger 2 M Bilock: APPROVED

Motion to approve removal of clubhouse rental restrictions put in place to account for COVID risk, increasing security deposit to \$300 and addition of new financial disclaimer language effective 11/11/22: 1 C Fillinger 2 M Bilock: APPROVED

No need for executive session this month.

Motion to adjourn meeting at 9:02pm: 1 N Hamlin 2 C Fillinger : APPROVED

Next meeting will be November 30, 2022