

Twin Oaks Farm HOA

Meeting Minutes

November 30, 2022

Call to Order: 7:05 pm

Board Members present: Mike Blas, Nick Hamlin, Suni Smith, Cyndi Fillinger, Dave Mattingly Also present: Jennifer Cline (property manager, GHA)

Residents attending:

- Reggie Black 13211 Oak Farm Dr

Motion to approve October 2022 meeting minutes: Motion: Nick Hamlin, Second: Cyndi Fillinger, motion approved

President's report: Mike Blas-Board members are continuing to provide input for the Resident Handbook revisions. Suggestions are being compiled into Master document and this draft will be reviewed by the board and then voted on. Revisions are due by 12/30 with final draft ready for review by 1/11/2023. Goal is to vote on final version at 1/18/2023 meeting. One of the priorities of the project is making sure the entire process is standardized from start to finish.

Web page hosting will continue with WP Engine for 2023.

Treasurer's report: Cyndi Fillinger-Received some questions from the 2023 budget that was recently mailed to all homeowners. Questions were related to change in budgeted amount for Water and Income taxes and also total number of delinquent accounts. Water line item was moved from pool expenses to Utilities with no other change in budgeted amount. Income taxes budgeted amount was adjusted to more accurately reflect taxes paid on HOA investments. Additional follow up will be done on delinquency question.

Grounds: Dave and Anna Mattingly-Cleanup work has been completed around the retention pond and the county will have their contractor install the new fence Monday, December 5. We are continuing to search for documentation regarding ownership/maintenance responsibility for the retention pond. PWC has been maintaining it since 2008 as part of the Minnieville West road widening project but in the past couple of years has been pressing the HOA to take responsibility which would add a significant financial burden to the community. PWC continues to deny their responsibility.

Cleaner obtained to clean moss off path but need access to water to wash cleaner off path. Residents near these areas will be contacted for permission to allow water access for process.

After the holidays, Dave will schedule in person meeting with representative(s) from PWC responsible for the retention pond. He will also discuss the drainage pipe under Omisol Rd and

the drainage area off Maple Ridge Dr. There have been changes to the topography in that area since the original project was completed.

ARC: Imke White- No additional report

Pool/Clubhouse Report: Mike Blas

More frequent rentals are now available and so far the revised processes are working out. We are dealing with back to back rentals on a case by case basis. Since HOA will not be providing cleaning services, all renters will be expected to return the space to rental ready condition at the conclusion of their event.

Board reviewed options for new pool furniture via email. We have board members willing to do assembly of the new furniture which will be a significant cost savings for the community. Board is planning for purchase of tables, chairs, umbrellas and stands. Current lounge chairs will be retained for usage.

**Motion to approve purchase of 8 Polywood tables and 32 Polywood side chairs for the pool deck. Estimated purchase amount is \$XXXX.XX. Motion: Nick Hamlin
Second: Suni Sunista.**

Communications: Jeff Schoolcraft-no additional report

Social: Suni Sunista- Suni is organizing and planning a Christmas social event for the women of the community on Thursday, December 15, 2022. This will be a Christmas ornament exchange and Dessert time. Residents will be notified via email, information sign at entrance and Facebook posts.

New Business: Motion to ratify email vote approving retention of GHA Management as Property Managers for TOF. Motion: Cyndi Fillinger, Second: Nick Hamlin Motion approved.

Management report: Jennifer Cline-No additional items to present that were not previously discussed.

Motion to enter into Executive Session 7:59pm Motion: Nick Hamlin, Second: Imke White, motion approved.

Motion to exit from Executive Session: 8:15pm. Motion: Nick Hamlin, Second: Dave Mattingly, motion approved

Motion to indicate no motions were made or voted on during Executive Session. Motion: Nick Hamlin, Second: Dave Mattingly, motion approved.

Motion to approve waiver of late fees for Account 66270. Motion: Cyndi Fillinger, Second: Imke White, motion approved.

Motion to adjourn meeting at 8:16pm: Motion: Cyndi Fillinger, Second: Imke White, motion approved.

Next meeting will be January 18, 2023