

# TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

## PROPOSED BOARD MEETING MINUTES

Date: July 9, 2019 Time: 6:30 p.m. Location: Twin Lakes Community Pool

- I. **Call to order:** Karen Mason called the meeting to order at 6:33 PM
- A. Directors present:
1. President– Karen Mason
  2. VP – Ali Erturk
  3. Secretary- Bonni Axler
  4. Treasurer – John Pavka
  5. Director – Allyson Pippin
  6. Director – Terry Henry
  7. Director – Norm Turner
- B. Residents present: None
- C. West Coast Management Co.
1. Denise Helbig and Jerilyn Smith  
LCAM
- II. **MINUTES:** Minutes for June had a few corrections. Once corrected, Bonni Axler made a motion to approve the minutes of the June 4, 2019 meeting as presented. Terry Henry seconded. Motion passed unanimously.
- III. **REPORTS**
- A. Financials – John Pavka reviewed financials and discussed the concern with the amount of bankruptcies. This is inclusive of the number of collection balances currently with the attorney. Protocols being put in place to ensure that these files are closed quickly when processing liens. Suggestion was offered by Denise Helbig of holding a budget workshop to prepare for 2019-2020 financial year.
- B. Inspections – Bonni Axler gave report of violations. Many lawns were improved due to increased rain. A letter will be drafted to issue to the community seeking volunteers.
- C. Social – Pet Parade will be July 13<sup>th</sup> from 10:00 am-12:00 pm. Softee the King and Pet Supplies Plus will be in attendance.
- IV. **UNFINISHED BUSINESS**
- A. Sidewalk Resurfacing – Three quotes received from Rose Paving, Famous Stephen, and PLS. Famous Stephen's quote was thorough but the highest quote. PLS did not get a chance to complete the quote due to rain. Prior to the work being completed, properties preventing the company from completing the work must be identified. Then, the whole community must be notified the dates of the resurfacing. Board wants to confirm the scope of work, pricing, and square footage is being addressed prior to approval. Karen Mason expressed concern that the BOD continues to hire cheapest bid which results in poor quality of work and repeated unsuccessful attempts to complete work. Terry Henry made a motion to approve proposal pending verification, seconded by Karen Mason. The motion passed by all with the exception of Bonni Axler.
- B. Plumbing – Two quotes received by All Phase and Ciccarello & Sons. These plumbers will be addressing installing a drain under the shower head at the pool. Ali Erturk made a motion to approve proposal which was seconded by Norm Turner. The motion passed unanimously.
- C. Storm Drain Cleaning – Two quotes were received by Superior Land Solutions and G.A. Nichols. Norm Turner made the motion to approve the quote for G.A. Nichols, seconded by Terry Henry. The motion passed unanimously.
- D. Fence Installation – Karen Mason stated that the improved fence to be installed once the area is dry.
- E. Andy Scaglione Ali Erturk has not made contact with Andy Scaglione which Karen Mason elected to contact him.

**V. NEW BUSINESS**

- A. Clubhouse Remodel – Maintenance Doctor will be meeting with Karen Mason to arrange the remodel of the clubhouse.
- B. Street Cleaning – Board discussed that on-call pricing for street cleaning by USA Services would be viable. This will be addressed during financials for 2020.
- C. Community Help Fund – Karen Mason brought up an initiative to assist homeowners that need help such as mowing the lawn or in specialized cases. A GoFundMe account can be created by another name other than the association.

**VI. DATES TO REMEMBER:**

- 1. **NEXT MEETING** - August 27, 2019 Location: Twin Lakes Community Pool.

**VII. ADJOURNMENT** - Meeting adjourned at 8:27 PM

Respectfully submitted, Jerilyn Smith, LCAM

*approved at July 9, 2019 meeting*

*MSJ*