

## **Twin Lakes HOA July 21<sup>st</sup>, 2021 Board of Director Meeting**

Meeting called to order at 06:33 P.M. by President Cally Huston

This was our 1<sup>st</sup> physical Meeting back at the TLHOA Office as a group face to face (face masks were optional for all participants present). Homeowners were allowed to be present, or they could call in via our Zoom meeting number and participate that way. There were no homeowners physically present.

Present: Cally Huston, Gayle Duff-B/A representative, Mike Redling, Russ Field, Tom Brunner, Pat Pomeroy

Absent: David Cook, Kevin Tefft, (plus 2 current vacant positions)

Therefore, with 5 Board members present, we had a legal quorum present to conduct business and vote on motions presented.

President's Report- Cally reported on her recent Contract Renewal negotiations with Vickie Gaskill, Owner of Bell-Anderson. They have been exchanging emails and negotiating since late May of this year for a 3-year locked in price

Contract extension that will begin on Dec. 1<sup>st</sup> of 2021 and end on November 30<sup>th</sup>, 2024, to continue as our Professional Property Management company for the TLHOA. Cally explained the contract in detail and put it up on the office "screen" for everyone to see and get their questions and concerns answered. Cally stated that this proposed new contract had been reviewed by our attorney, Jennifer Hill, and that her recommendations had been agreed to by Vickie Gaskill and the updates included in the final version. Cally made a motion that the Board accept the proposed new contract with Bell-Anderson. The motion was seconded by Pat P. The Board voted on this motion, and it was approved 5-0

Treasurer's Report- Pat P. reviewed the June Financials and noted a few items that appeared out of the norm. Brightview did not submit their monthly invoice and Puget Sound Commercial Properties (our landlord) did not charge us for rent. Both matters will be looked into by Gayle, and she will report back to us. Everything else appears in order and Pat P. made a motion that the June financials be approved. Mike R. seconded the motion. The Board voted on this motion, and it was approved 5-0. Pat P. handed out spreadsheets and the proposed and recommended 2022 fiscal year budget for the TLHOA that was generated from our recent Board work session earlier in the month. This took some time and questions, and comments were exchanged, and all line items reviewed. The recommendation is that we NOT increase Assessments this year due to the COVID-19 pandemic but that we possibly consider an increase in future years. Therefore, we will plan to run a budget of \$569,901.61 for FY 2022. With projected income of \$539,748.00 that is a projected deficit of - (\$30,153.61) for the year on paper. Rolling over unused funds from 2021 to the next year and any past due assessment collection recoveries by our TLHOA attorney should offset this paper deficit. We easily have the funds in our "Capital Improvement Reserve" account to pay off any deficit. Therefore, Pat P. made a motion that this proposed budget for FY 2022 for the TLHOA be approved. Cally seconded the motion. The Board voted on this motion and the proposed Budget was approved 5-0.

PM Report- In order to save time, the PM Report was emailed out to all Board members on 7-19-21. Gayle asked if there were any question from the PM report. There were no questions.

Committee Reports:

Security Patrol- Mike Redling making progress with Securitas Lewis Perry is permanent security employee now on day shift and Yasmin is permanent security employee on day shift. Security committee has decided that 2012 Jeep Patriot should be sold and replaced with new unit. More on this under "New Business"

ACC- Div. 6 ACC deck request explained in more detail. Russ will make a motion about Solar panels and explain in detail under "New Business".

Esthetics-nothing new to report

Legal Affairs-nothing new to report

Technology, Office Operations- We will cancel our Zoom Meeting Business account to save money. Steve Hatch has agreed to help set up a Zoom Meeting capability at the annual meeting at the TLG&CC using his personal Zoom account.

Common Grounds, Parks and Lakes- Pat P., We planted 650 Largemouth Bass into Lake Lorene this month. Over 60 kids and 25 parents and grandparents were there to help with the planting. Pat P. made a motion that we use the remaining funds from the approved \$8,000 fish planting project budget (@\$1300) to purchase a solar powered automated fish feeder to feed the fish and accelerate their growth and that the remaining \$300 needed come from the Lakes budget line as we are well under budget YTD on our lakes budget. Mike R. seconded the motion. The Board voted on this motion and the motion was approved 5-0.

Community Events- Cally reminded everyone that we will do the ice cream trucks coming throughout the TLHOA later this month. So far, this is the only remaining event we have scheduled in 2021.

Elections- Mike R. reported that everything is set and ready to go for September 8<sup>th</sup>,2021 at the TLG&CC main ballroom starting at 6:30 P.M. Sadly, only one candidate came forward to run for the Board this year.

Strategic Planning- per Russ, nothing new to report

Old Business- all items deferred to next month due to meeting running long.

New Business- Cally and Mike R. explained the reasons for purchasing a second new security vehicle. They answered questions and concerns if they felt this was needed. The final decision was a white Toyota. The Jeep Patriot will be part of the trade-in package. Cally made a motion that the Board purchase a 2021 2<sup>nd</sup> Security vehicle. Mike R. seconded the motion. The maximum amount approved was up to \$25,000 for all costs, pin stripping, amber caution light, SST, tax and license etc. The Board voted on this motion and the motion was approved.

Russ presented the final draft on Solar Panels for our TLHOA. He answered questions and explained where he patterned this document from. Tom B. proposed that two words be removed (solar tubes) and that our Attorney review the final document. Russ made a motion that this document be approved with the final changes he would make and a review by Jennifer Hill. Pat P. seconded the motion. The Board voted on this motion, and it passed 5-0.

Solar tubes removed from doc.

Action Items- All items were deferred to next month to save time as the Meeting was running long.

At 9:25 P.M. the Board adjourned to Executive Session

At 9:27 P.M. Executive Session was called to order. Please refer to Executive Session Report

Reconvened Board Meeting from Executive Session

1. ACC Vote items
2. Opportunity to be Heard report by Mike R.
3. Legal Action Vote

9:50 P.M. Meeting adjourned for the evening!!!

Next Board Meeting August 18,2021 at 6:30 P.M.

Notes taken by PP