



Twin Lakes Homeowners Association
BOARD OF DIRECTORS MEETING September 27th, 2023, at 6:30
Minutes

Call meeting to order

Secretaries Report

1. Approve Minutes: August – Tom moved, Mike seconded
2. Review Annual Minutes
3. **Homeowners Forum**, each homeowner will be given 2-3 minutes to share their comment or concern. The Board will not respond at this time but will agenda the discussion for a future meeting. The remaining meeting will be conducted by Board members only, owners are invited to listen.
 - a. **Trish Arbogast: Annual meeting: Issue of maintenance of cluster mailboxes. Some are broken – who is responsible? Not addressed in the CC&Rs; not HOA responsibility. Homeowners, individually or in groups, can do what they want in terms of mailbox configuration.**

ALSO: Re Community Events – what happens to allocated budget which isn't used? Ans: Excess funds roll over into the next year's budget.

Presidents Report

1. Select Board Officers and appoint Committees.

Officers - present board re-affirmed

- a) President Tom Brunner
- b) Vice President-Brendan Cysewski
- c) Treasurer-Greg Glazner
- d) Secretary- Ian Beckstrom

Committees – affirmed as noted below, Highlight indicates Chairperson

- a) Security – **Mike**, Russ, Chris
- b) Esthetics – **Craig**, Cally, Chris, Leslie
- c) Architectural Control (ACC) – **Craig**, Tom, Russ
- d) Legal Affairs – **Mike**, Russ, Tom
- e) Communications, Technology & Office Oversight – **Brendan**, Cally, Leslie
- f) Common Grounds, Lake & Parks – **Tom**, Leslie, Mike, Greg, Ian, Pat P.
- g) Community Events – **Leslie**, Tom, Cally
- h) Elections – **Mike**, Brendan
- i) Strategic Planning – **Russ**, Brendan

Treasurers Report

1. August financials – No comments raised



PM Report, refer to packet emailed. 9-21-23
Gayle will be on vacation, October 16 to the 30th.

Committee Reports:

1. **Security-Patrol;** Mike Redling, Russ Field
 - a. **Mike will research vehicle camera systems and bring back a proposal to a future meeting.**
 - b. **Tom will review Annual Mtg homeowner questions for Board research and actions.**
 - c. **Abuse of common ground assets – broken swings, etc.**
2. **ACC Committee;** Craig Brown, Russ Field, Tom Brunner
 - a) August Report sent 9-21-23.
3. **Esthetics;** Craig Brown, Leslie Rose, Chris McClure, Cally Huston
 - a. **Will try to have a more active committee**
 - b. **Craig has been working on several new rules, to be brought up in next month's mtg.**
 - i. **Rules against feeding geese in common grounds**
 - ii. **Vanpool vehicles not considered "commercial vehicles"**
 - iii. **Daycare rules – insurance, licenses, parking, signage, etc.**
4. **Legal Affairs;** Mike Redling, Russ Field
5. **Communications, Technology, Office Operations,** Brendan Cysewski, Cally Huston
 - a. **Newsletter ECD first week of October**

Common Grounds, Parks, Lakes; Tom, Ian Beckstrom, Mike Redling, Leslie Rose, Greg Glazner, Pat Pomeroy

- a) Bridge to nowhere
 - **Patton 4,066.00 – approved by Board**
 - ~~Franks Excavation 5,972.93~~
- b) 21st ST wall – Need a list of requirements; need to move sign soon? By next Spring?
- c) Lake maintenance
- d) Light Standard @ TI Waiting seeking new proposals – More to come
- e) Round about #33, needs tree and shrubs – Pat P w/buy shrubs and see to planting
- f) Picnic tables for parks - ?? Check back next month
- g) Plaque for bench – RR&P, pg. 64
- h) Patton response on asphalt – Ian checking



6. **Community Events;** Tom Brunner, Leslie Rose, Cally Huston, Sandra Koerper
 - a) Pancake Breakfast-Vendor Fair Tom & Leslie – Nov 4, 8:30-11:00; awaiting bid from G&CC
 - b) Christmas light contest judging Dec 15-18
7. **Elections;** Mike Redling, Brendan Cysewski
 - a) Annual Meeting wrap up
8. **Strategic Planning;** Russ Field, Craig Brown, Greg Glazner, Kari Haas
 - a) Survey – Russ w/contact Brendan to finalize

Old Business

- a) Security Camera – Mike and Ian are researching

New Business

- a) Wetland Report
 - a. Identify and cost out a qualified expert to educate the Board – 4 **PASSED**
 - b. Do nothing - 2

Adjourn to Executive Session

Call Executive Session to order Refer to Updated Agenda to be sent 9-27-23.

Legal Action Vote

Adjourn to regularly scheduled Board Meeting

Reconvene Board Meeting following Executive Session

Move to adopt conclusions reached in Exec Session – approved

Adjourned 8:37

Adjourn to next BOD/Budget Meeting October 18, 2023 @6:30