

Twin Branch Acres Board of Directors
Meeting Minutes from May 14, 2015 7PM

Attendees

Mike Spoto – President
Cathy Ryder – Vice President & Welcome Committee
Paul Hauck – Treasurer
Diane Stern – Secretary
Brian Quigley – Unit Representative 1 (arrived at 9PM)
Maria Kelly – Unit Representative 2
Tammy Jacovides – Unit Representative 3
Dylan Richard – Unit Representative 4
Page Buck – Unit Representative 5 (absent)
Mireille Doffegn – Equestrian
Debbie Spoto - - Website
Helen Popovich
Cristi Fleming
Don McConnell

Meeting called to order by Mike Spoto, President.

Roll Call

Two board members were absent (Page Buck and Brian Quigley arrived at 9PM) but a quorum was present to allow official business to be conducted.

Updates from Board and Reps

1) Financial Report and Membership Update - Paul

Paul reviewed the Monthly Balance Statement and Fiscal Year 2014-2015 Actual Versus Budget sheet in order to establish a basis for next year's budget. Members reviewed the proposed 2015-2016 budget.

The board discussed confusion resulting from TBA Bylaws and Deed Restrictions that have lapsed over time. They authorized Mike to contact an HOA attorney for a legal opinion that would define the legal status of TBA's bylaws and deed restrictions and earmarked up to 1K of the reserve account to pay for that opinion. Once completed, the opinion will be posted on the TBA web site so that residents can use it in resolving disputes between themselves.

It was suggested that, once we have the opinion, the board send out a SurveyMonkey survey to residents to get an understanding of what people think and want in regards to deed restrictions on a go forward basis."

HOA Dues: It was proposed that annual dues be raised from \$150.00 to \$155.00. After much discussion it was determined that dues would remain at \$150.00 but a special section will be added: "Special donation requested for neighborhood enhancements. (\$5.00 suggested.)"

Cristi will print out and complete the dues spreadsheet in Quickbooks. Invoices for Dues will be mailed out by June 1st by Maria, Tammy and Cristi.

A motion to approve the budget was made by Debbie and was seconded by Paul. **The 2015-2016 Budget was approved.**

2) Beautification – Dylan

Update on speed bumps from Dylan which included an update on the counters. The counters do two things: 1) count the number of cars and 2) measure speed. A complaint was lodged that the speed bumps are not high enough thus cars do not slow down appropriately. As a result of the complaint the County is issuing a report of the findings from the counters. The board has requested a copy of the results and will publish them once received.

A TBA resident hosts a youth group every other Thursdays of the month and it was suggested that we involve the group in community activities/improvements. It was decided that a list of items would be compiled and presented to the group as well as placed on the website. The neighborhood can sign off on community service hours for the kids.

The group was updated on flooding from the County. The County shared that the flood waters look good but there is a community meeting in September and it will be important to attend. Storm water fees are going up from \$12 a year to \$30 a year.

The County does not service speed signs anymore nor do they move them. The board will try again to see about getting one repaired and moved. The suggestion was made to contact the Commissioner.

Discussion regarding the tuberous dollarweed vine at the front took place and it was decided to let it go / grow. A vendor will be contacted about painting the overflow either green or a mural so it better blends in the front ponds. Information will be shared at the next meeting.

Friday, June 5th was targeted for the first “Movies on the Lawn” night at the Richards and a message will be sent out/ put on the website of the date and time along with what to bring (chairs, drinks, and snacks.) The expense for a porta let was approved.

3) Equestrian Interest – Mireille

One more attempt will be made to try and communicate with the house that has the trail washed out behind it; a letter had not been sent yet. Members determined that we should go out and fill it in and that that homeowners will not object.

4) Safety Committee – Page (absent)

Is neighborhood watch paid up? It is based upon .25 cents per house in the neighborhood and they supply a sign. The status will be researched.

It sounds like Page will be unable to attend meetings moving forward and discussion about Don heading up the Safety Committee took place.

5) Welcome Committee – Cathy

Six new baskets were delivered. Lots of items were donated. New resident packet and dues information was included in the baskets. It was decided that the Welcome Letter would be rewritten. Debbie is going to send the letter out for suggested edits.

Debbie shared that someone emailed to ask permission to take a picture in front of the Mustang and also volunteered to paint the Mustang. Mike will try and contact him.

6) Website – Debbie

It was suggested that a “Swap Page” be added to the website for residents to post items for sale, services, etc. Contact information can be obtained from the website. Cristi suggested listing on the website for residents to “Register for upcoming storm season” to receive important information.

Cathy updated everyone on a text message service – she will obtain cost information on a service with capacity for 500 texts.

New Business . . . Open Discussion

Next meeting date set for Thursday, June 11th.