

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
April 27, 2021
Via Zoom**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Falkenbury called the meeting to order at 6:32p.m. Board members in attendance were, Kathy Falkenbury, President, Sonyan Stephens, Secretary, LaNoma Martin, Treasurer. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI. John Cannon, Big Oaks MUD Attorney.

Ms. Martin made a motion to accept the agenda, second by Ms. Stephens, all in favor, motion carried.

Ms. Stephens introduced Mr. Cannon and explained that he was in attendance to discuss the upcoming bond election. Mr. Cannon had received some of the emails from Nextdoor and he was there to address any concerns those questions and any concerns the board might have. He stated that an election was called last May but it was dropped due to the pandemic. He explained that Sonyan and Jennifer isn't allowed to speak to the neighbors because of legal reasons. He stated the proposition is for \$12 million dollars, the MUD the purpose of these bonds is because the MUD board wants to be competitive with the surrounding communities. He explained that nothing has been voted on at this time but the location that they are thinking of is the land where the treatment plant is located and some ideas that have been thrown around is a soccer field or a dog park. The Mud board wants the ability to spruce up Twin Oaks and West Oaks Village. There was a question on how that number was determined and Mr. Cannon explained that the engineer was the one that researched and came up with that number. He explained that the bond can only come up for vote twice a year and that's in May and November. He thanked the board for allowing him to attend the meeting and he would be available at any time to answer any questions they may have.

MEETING MINUTES

The March meeting minutes were reviewed in detail. Ms. Stephens made a motion to accept the minutes as written, Ms. Martin, seconded, all was in favor and the motion carried.

FINANCIAL REVIEW

The March 31, 2021 financials were reviewed in detail by Ms. Armstrong.

OLD BUSINESS

Entry Fountain Proposal

The only question that the board had regarding the proposal from Lake Pro was if the time clocks were needed for the entry fountain. Ms. Armstrong explained that she had confirmed with the lake management company about time clocks and they confirmed that they weren't required for the fountains. A motion was made, seconded and carried to approve the proposal from Lake Pro.

NEW BUSINESS

Appointment of Board Members/Annual Meeting

There was a discussion regarding the open position with the resignation of Mr. Planz. Ms. Martin made a motion to appoint Rob Tice to the open position, and Ms. Stephens seconded the motion. Mr. Tice will hold the position until the upcoming annual meeting in May. The Solicitation of candidates' letter was reviewed and managing agent explained that letter had zoom information on there because the school was asking for additional insurance because of COVID, and it would mean the association would have to pay \$2500 or more for this type of coverage. The board approved the managing agent to send the solicitation of candidates out via e-blast.

MUD UPDATE

This information regarding the MUD was presented by Mr. Cannon earlier in the meeting. Mrs. Armstrong just wanted to advise the board that information regarding the MUD should be communicated from the MUD not the Homeowners Association for legal reasons.

At 7:21pm the Board adjourned the open session and went into executive session.

Attorney Status Update

The aging applied report was reviewed in detail and the managing agent presented to the board all of the homeowners that were delinquent and the process that Sterling has taken. A motion was made by, S. Stephens and seconded by L. Martin. All in favor, motion carried.

There was a discussion regarding account#252712 regarding the homeowner continuing to bring in a commercial size vehicle and parking it in the driveway and sometimes in the street. The homeowner feels that because the vehicle isn't there all of the time it is okay for them to bring it there. The board suggested that the Sheriff Department is contacted the next time the homeowner brings the vehicle into the community.

The board discussed the location of the basketball goals and the managing agent explained that Sterling takes responsibility for that and letters will be sent out and the process will continue.

At 7:47pm the Board adjourned from open session, with no further business to discuss

The next Board Meeting will be on May 25, 2021.

Sonyan Stephens, Secretary