

Twin Ponds Homeowners Association
July 10, 2025 Board Meeting

Minutes

Call To Order: Meeting was called to order at 6:34

Quorum: Board members present: Debbie Mahl – Tom Vieth – Carlos Herd – Tony Fantigrassi - Emily Vieth

Designation of Board Positions: President – Tony Fantigrassi Vice President – Carlos Heard Secretary – Debbie Mahl Assistant Secretary – Emily Vieth Treasurer – Tom Vieth

Bank Changes: Tom Veith and Tony Fantigrassi along with Daniel Hayes (Manager) will be the new authorized signors on the Capital City Bank Checking account. They will meet at the bank to make the changes.

Financials: Manager Hayes reviewed the financials. There is \$28,847 in checking. There are 3 CD's at 4% that come due in October, December and April
Delinquent owners were also discussed. Management will send notices and follow up on those in collections.

Discussion on Lot 6-A: There is a request for a variance for the square footage of a house on the lot to 1800 sq ft. After a long discussion the board decided not to allow the variance. Management will draft a letter for the board to approve. Note: Lots that did get variance were because of the size of the lot. 6A is a large lot and must have at least 2000 sq ft. house. To allow a variance would require a consent vote of 66% of the members.

Discussion on Violations and Remedies: The ditch with the pipe in it was discussed. The pipe is a violation of DEP rules for Lake Frances. The ditch blocks were installed so the water would percolate down and not flow straight to the lake.
An owner has cleared a lot and started construction without a review of the ACC committee and possibly without permits. The \$1500 fee has not been paid as well.
Management will compose letters to be approved by the board.

Discussion on Ditch Mowing: Havana only mows about 1/3 of the ditches regularly. The mow the whole ditch once a year. Although they may not in TP. Tony is going to have a meeting with the town manager about ditch mowing.

Insurance: Insurance does cover the ponds and liability with the ponds. Signage at the TP pond needs to be refreshed. Other "posted" signs may need to be put up to assist with liability issues. Tony is going to have a meeting with the agent to ensure TP is properly covered. The policy renews in September.

Future Community Improvement Goals: Throughout the meeting several items and ideas to make improvements were presented. Some items were mowing ditches and holding ponds lots. Tom knows a guy that may give a good price for these items. Other items will be reviewed at future meetings.

Kirby Management Contract: Tony wants to review the contract with management.

Adjournment: Meeting was adjourned at 8:06