

Twin Ponds HOA Annual Members Meeting Minutes

January 11, 2020

Kirby Management Group: Danny Hayes and Trevino Williams

Members Present: Carlos Herd, Tom Vieth, Tim and Lizette Williams, Melvin Mobley, Marie Gibson, Shaun Bell, Tony Fantigrassi, Johnny and Brenda Haire.

The meeting was called to order by President Carlos Herd at 9:50 A.M

It was established that a quorum was present.

The minutes were approved from the September 26, 2019 Board of Directors meeting.

Danny presented the proposed budget for 2020. It was noted the scope of the mowing work for 2020 has expanded to include the entrance way on Stillwater Lane to the pond. The budget for 2020 was approved as presented.

Committee Reports

Grounds – Johnny reported cedar trees have died at the sign as well as some along highway 12. There was discussion if the County or State may have sprayed on the right of way and that it may have killed the trees or if it was the lack of water. Danny will check with the County and State to see if any spraying was done along highway 12. Tom shared he had a contact at May Nursery and purchased the plants for his home from the nursery at wholesale. He has approximately 6 cedar trees on hand that are like the ones along highway 12. He will sell those to the HOA and we will use them to begin replacing the dead cedar trees. Tom will get prices from May Nursery to purchase 4 oak leaf holly plants for the east entrance. Tom has a person who will plant the trees and remove the dead cedar trees. The HOA will pay the person \$12.50 an hour to do the work. Tom suggested we purchase our pine straw from Stone's and hire the same person to put it out at the 4 signs in the spring. Priority 1- (4) Oak Leaf Holly plants, 2- pull weeds at the signs, 3- pine straw, 4- purchase cedar trees to replace dead ones along highway 12. The purchase of sea grass for the signs where it did not come back was also suggested and approved. Budget for these items is \$2,500. Marie requested that the ditches be mowed as the area at the west entrance is embarrassing and makes the neighborhood look bad. Shaun and Scott Bell volunteered to serve on the Grounds Committee.

Architectural – Tom suggested the easement area to the pond have a culvert and brick headwalls with a gravel or cement entrance. Tom will donate the brick. Tom has a sign for the area and will put it up.

The Swain home has been completed and is occupied. The Bells purchased the spec home on Twin Ponds Drive and are living here. The Moore home is under construction and the owners would like to add a deck. That request will be reviewed by the ACC. Tony has purchased 2 lots lake front lots on Wisteria Lane and is working with Tom on his plans. Tom's son may build a 2,000 square foot spec house and Tom may begin another spec house soon. The ACC has approved a house to be built on the lot next

to Tom and Susan. Construction is expected to begin in the next few months. The ACC has approved a request from The Palmer family for a home on Dove Court. Construction has not begun. A request from Keith Williams has been received by the ACC for a home on Dove Court. Marie Gibson volunteered to serve on the ACC.

Managers' – Review of Financial Report. Danny noted 2020 dues are being paid. There are past due dues. It was decided after the 2020 dues deadline of February 29, 2020 late letters will be sent and that legal action will be taken to collect past dues and late fees as well as legal fees. A letter will also be sent to a homeowner for failure to maintain the lawn and items in the drive way at the garage.

Developer – Tom mentioned we need Neighborhood Watch signs at each entrance and 2 others in neighborhood. There is money in the budget for the signs. It was agreed that will be mounted on metal post.

Election of 2020 Board of Directors

President – Carlos Herd

Vice President - Shaun Bell

Treasurer – Donna Formby

Secretary – Brenda Haire

5th Board Member - Tom Vieth

2020 Board of Director HOA meeting– 9:30 A. M. Saturday, June 6, 2020, Havana Community Center.

Meeting adjourned by President Carlos Herd 11:08 A. M.