

## **Twin Lakes Homes Association - Board Meeting Tuesday, November 8, 2018**

### **Present**

Jami Phipps - President  
Sheila Dickey – Treasurer

Nick Martinez – Vice President  
Carol Soper - Board Member

Russell Dickey – Secretary

### **Absent**

Greg Snodgrass – 2yr Board Mbr

Meeting was held at the Martinez residence. President Jami Phipps called the meeting to order at 7:07 PM

**Secretary's Report** – Russell made a motion to waive the reading of the previous meeting minutes. Nick seconded. All approved.

**Treasurer's Report** - Current Bank Balance as-of 11/8/18: \$11,238.81

There is only one homeowner with outstanding 2018 dues. Reminder invoices have been sent. The same homeowner has yet to pay 2017 dues. Late fees continue to accrue each month, and property lien procedures will begin.

Carol made a motion to accept the treasurer's report. Nick seconded. All approved.

### **Architectural Committee:**

- No updates

### **OLD BUSINESS**

#### **Big Lake Shelter House Refurb Updates**

- The Alan Haynes memorial sign was completed and hung in the big lake shelter house. The Board wants to thank Jami Phipps for overseeing the creation of the sign, and homeowners Richard Wheeler and Keith Switzer for the installation.

#### **Voting for Annual Homeowners Dues Increase and Chicken Coop CCR Amendment**

Thanks to everyone who voted. We know that some homeowners had difficulty with the new electronic voting system, and we apologize for any confusion, but physical ballots were available and distributed to anyone who requested them. In addition, physical ballots were distributed to all homes for whom we did not have email addresses for. Fifty (50) of fifty-one (51) members were eligible to vote.

- **Dues Increase:** Twenty-five (25) yes votes were required to pass, but only twenty-three (23) yes votes were received.
- **Chicken Coop Amendment:** Thirty-eight (38) yes votes were required to pass, but only twenty (20) yes votes were received.

Therefore, both the measures failed to pass. Voting results are available on request for anyone to review and will be available at the annual meeting. This measure will be discussed and voted on again at the upcoming 2019 annual meeting, so please make plans to attend.

### **Lake Maintenance Committee**

- 11/8 - No updates at this time.

### **Lake Passes**

New 2019 Lake Passes will be created and distributed at the annual meeting. Until then, please continue to use your existing blue lake passes. If you see someone at either lake who does not appear to have the large blue lake pass, please feel free to call the Clay County Sheriff's office at 816-407-3750 and report them for suspected trespassing.

## **Twin Lakes Homes Association - Board Meeting Tuesday, November 8, 2018**

**Halloween Party:** The annual Halloween gathering was a success! The weather was beautiful and made for a wonderful night around the bonfire and for a hayride. Lots of great costumes and chili recipes! Winning costumes were as follows:

### **Kids Costumes**

Scary Clown – Switzer Family  
Bunny Rabbit – Smith Family  
Special Forces – Sumpter Family

### **Adult Costume**

Wizard of Oz Cast – McNeely Family

A very big 'thank you' to everyone who attended, and especially those who volunteered to help coordinate, set-up, or clean up.

### **NEW BUSINESS**

**Holiday Lighting Contest:** Lights and decorations need to be up by December 14<sup>th</sup>. Voting will take place during the weekends of December 15-16 and 22-23. As in year's past, prizes will be awarded for the top-three.

**Annual Meeting:** Is set for Saturday, January 19<sup>th</sup> at 10:00am. The location and agenda will be sent in December. A couple of things that will definitely be on the agenda are:

- Terms for all TLHA officers and board members are expiring, and a number of current members will not be accepting nominations for another term of service. It would be great to have 5-7 new people join the board, and we will be accepting nominations (or volunteers) at the annual meeting. Specific positions don't have to be filled at the annual meeting – the new 2019 board members can all decide who will do what at their first meeting.
- The dues increase (and why we need it) plus the chicken coop CCR amendment will definitely be discussed and voted on again.

If you have points for discussion that you know you will want on the agenda, please email it to [twinlakesha@gmail.com](mailto:twinlakesha@gmail.com), or notify one of the board members.

**NEXT BOARD MEETING – Wednesday, January 9th, 2019 7:00pm at the Phipps residence**

**ADJOURNMENT:** With there being no further business, Jami Phipps made a motion to adjourn at 8:01 PM. Carol seconded. All approved.