

TLPOA Board Meeting Minutes

March 27, 2021

Meeting Called to Order by President Tom Conquest at 8:30 AM via Zoom.

Attendees:

Board Members – Tom Conquest, Pat Kish, Bill Siegrist, Dominic Manzi, Tim Manganello, Judd Wellard, Karen Wilding. Consultant – Greg Bator.

February Meeting Minutes:

The Board unanimously approved the minutes from the February, 2021 Board Meeting.

Officer Remarks:

Pat reported that we have approximately \$169,000 total in the bank including a CD that she is planning to let rollover. Pat commented that while 2021 memberships were coming in well, we should consider doing more to increase new memberships. The Board agreed that more should be done to encourage new memberships and will look into this.

New Business:

- **TLPOA Insurance Policy Review**

Bill observed that the named insured on the policy does not match the association's legal name, Twin Lakes Property Owners Association. Pat questioned whether the coverage for medical expenses is adequate at \$5000. Tom will set up a call with Kirtland Insurance Agency to answer questions and address the coverages we have. Pat will pay the current invoice due.

- **Meeting Types**

Judd recommended and the Board agreed that we will continue having Zoom Board meetings for the time being and take it month to month. Tim recommended and the Board agreed that we also use Zoom for the May membership meeting and include a call-in option. We will communicate this in the May Newsletter to be published by the end of April. We will open the membership Zoom meeting at 8:30am with the official meeting commencing at 9:00am. Tom will put together a draft agenda for the Board to review during the April meeting.

Old Business:

- **Aeration**

Tim to get with the contractor to have the system diffusers checked and cleaned. Tim will proceed to turn the system on now that the ice is gone from the lake. Tom said that we will continue to reimburse the property owners for their electricity cost to run the compressors. One homeowner has not yet cashed our last check, and the other property that has a compressor is up for sale.

- **EWM**
PLM will be in the process of obtaining permits from property owners to conduct treatments. No need to have PLM do a new survey at this time.
- **Water Clarity**
John Jackson to attend the annual Lakes and Streams virtual conference. Greg to send the Board members a link to a virtual meeting he attended regarding impacts to shorelines by wind and wake boats. This could be included in the newsletter without the TLPOA giving any opinions or recommendations. Just providing it as information.
- **Beach Party**
Karen commented on two obstacles to having the normal beach party this year, Covid and the public beach being under renovation. The Board discussed whether there are any alternatives to having the beach party. Greg suggested we consider having Sneaky Pete perform a concert somewhere else, or possibly doing a roving concert from a pontoon boat on each lake on different days. He will contact Sneaky Pete to see if this is even feasible and report back to the Board. Karen to get confirmation from Mike May on an estimated completion date for the beach renovation. A final decision will be made at the next Board meeting.
- **Website Administration**
Tom to test adding the February Board meeting minutes to the website himself. If he is successful, we could then consider adding and removing documents from the website ourselves going forward.
- **Newsletter**
Dominic looking for any pics, articles or other information he can include in the May newsletter.
- **By-Laws**
Tom to provide an explanation of the changes to the Bylaws for the May newsletter so the membership can review them prior to a vote at the May membership meeting.
- **Retention Pond**
Nothing new reported.
- **Septic Tank Ordinance**
Nothing new reported.

Go Around:

Greg suggested we do a ride around on both lakes this spring to observe any issues or concerns, and anything new along the shorelines. Certain Board members volunteered their time and boats to do this.

The meeting was adjourned at 10:54 AM. Our next regularly scheduled TLPOA Board Meeting will be held via Zoom on Saturday, April 24, 2021 beginning at 8:30 AM.

Minutes prepared by Bill Siegrist