

Twin Lakes Annual Homeowners' Association Meeting

Held on July 3, 2022, at 10:00 am at Rocky and Ramona Reed's home at 22 Aspen Drive.

The meeting was called to order at 9:10 am by President Rocky Reed. Board members in attendance were President Rocky Reed, Treasurer David Lawrence, Secretary Susan Cohen and Member-at-Large Sharon Cook. Rocky led the Pledge of Allegiance. There were approximately 55 members present.

In remembrance: Rocky spoke in remembrance of Kim Marcus, our TLPOA Vice-President, who died this year. "We lost a good friend, a great neighbor and a vice-president." Rocky also talked about how inciteful and informative Kim was on many subjects. He thanked the Twin Lakes neighbors for their support of Wendy Marcus, Kim's wife, who was in attendance at the meeting.

Rocky also paid tribute to Bridgeport Attorney John Migliore, who guided him through Bridgeport politics and provided support and advice on the issues challenging the TLPOA this past year.

Welcome to new members: Steve and Mariane Easley are starting to build on their lot.

Guest Speaker: John Peters was scheduled as guest speaker but was unable to attend.

A discussion took place about short-term rentals and the process of fighting the application for short-term rentals in Twin Lakes. Members expressed their appreciation for Rocky's work in helping to block the short-term rental application from this past spring. Rocky said he appreciated the support of the TLPOA members. The county supervisor was very helpful, he noted. Rocky said he is also trying to get the overlay (sections of land that can be used for short-term rentals) removed from Twin Lakes. Norm Annett, owner of Mono Village, provided his backhoe, labor, and expertise in road maintenance in helping with road improvements. A big thank you to Norm and Kelly for supporting the sub-division in its fight to stop short-term rentals.

Last year's minutes: Susan Cohen summarized last year's minutes. A motion was made to approve the minutes and was seconded. The minutes were approved.

David Lawrence Treasurer's Report: Big note for this year: The balance is down about \$2,000. David remarked that was good for all the projects done this year, including road improvements, chipping day and legal work for the short-term-rental issue. Other donations came in from chipping day and the Memorial Day fundraiser. Funds coming in this year amounted to \$7,172.97, and \$9,841.58 was spent. Approximately 109 members have paid dues for this year. See attached treasurer's report. A motion was made and seconded to approve the Treasurer's report. The report was approved.

Outgoing board members and new board members: Rocky stated that we need a new president and vice-president. He said he had already mapped out most of the things that need to be done for the rest of this year. Member Pat Ulm nominated Dave Lawrence, but he declined, saying he is happy with the treasurer's job. After members asked for a description of the president's duties, Rocky said communications, road issues and taking phone calls from members were the main responsibilities. He also said he had been working on getting Mono County to help one day a year with Patterson, Lakeshore and Aspen roads maintenance since there is access to the public on those roads.

Election of New Board Members: Wendy Marcus nominated Carlos Gomez for president. That nomination was seconded and approved so Carlos Gomez is the new TLPOA president. Heather Green

volunteered to serve as vice-president. A motion was made and seconded to approve Heather as the new vice-president.

Donations: Donations of \$250 each to Bridgeport Elementary School, Bridgeport Fire Department, Bridgeport Historical Society, Bridgeport Friends of the Library and Mono County Search and Rescue were made last year, and a motion was made and seconded to approve the donations for the upcoming year.

Adopt-a-Highway: Rockey told the group that this is the first time that Caltrans is going to pay for highway clean-up for four times a year. TLPOA would receive \$250 for each time.

Lake cleanup: To take place July 11th.

Road signs: Nothing major to report. Norm Annett is helping take care of removing old road signs and Rockey said he would discuss that with Norm.

Fire safety council: Chair Pat Cates said members have asked about fire prevention for their cabins and he said there is a product called Barricade that can be sprayed on a homeowner's property at a cost of about \$600. There are other similar products available on Amazon. There will not be a chipping day this year, but Pat said there are coupons available to use when taking yard waste to the dump. Pat has these coupons and gave them out to interested members at the meeting. If you would like a coupon, you can contact him at Paddycates@aol.com. He also said the Bridgeport fire chief would supply more if we need them. He thanked member Pam Fine for handling the paperwork for the fire safety council.

Pat has offered to hold a class if anyone is interested in learning more about hardening their cabins against fire. He recommends leaving nothing combustible within five feet of your cabin.

Mona Reed suggested a one-hour meeting with Pat to go over fire safety measures with homeowners. That would include what kind of fire escape ladders to buy and how to use fire extinguishers as well as other fire safety tips. Pat said chipping day went well. The only issue is that some homeowners are not stacking tree limbs properly. All the larger ends of limbs should be together. If you have limbs on your property now, he recommends taking them to the dump.

Member Polly Potocar asked about the possibility of having a chipping day this year because of many downed trees in the neighborhood. She said she has some right in front of her property. Rockey said TLPOA can't afford another chipping day, especially because of increasing costs, including fuel costs. Rockey said maintaining the roads and paying for chipping day every other year is all the TLPOA can afford to do. We can ask Norm Annett to remove any downed trees around the lake on his property. It was noted that Norm just bought a new fire truck for Mono Village. Rockey volunteered to be liaison between TLPOA and Norm Annett at Mono Village.

Rockey said we may want to look at raising dues in the next year or so. Many members seemed to support the idea of increasing dues in the future. We'll approach the idea again next year.

Rockey had a question about the Twin Lakes websites. There are two: the Twin Lakes Property Owners' Association and TLPOA Property Association. He asked which one members thought was better and it was agreed that Twin Lakes Property Owners' Association is better and easier to find. Members approved dropping the TLPOA site.

Vickie Schmiedeberg asked where the Memorial Day Weekend potluck was going to be held. It will be held at Bridgeport Elementary School at 205 Kingsley Street.

Rockey said he may send out another reminder about the Adopt-a-Highway dates.

Scott Rayburn asked if there are any issues with water shortages, but there were none mentioned. Pat Cates reminded everyone that water conservation is always a good idea.

With no further business the meeting was adjourned at 11:05 am.