July 27, 2018 Meeting Minutes

**Attendance**

This was the 6th HOA meeting of the year for the Twin Brooks Homeowners Association. There were 4 residents present.

**Items Covered**

Welcome- There was no new members for the first time since we started having meetings in January. We encourage everyone to participate (home owners and tenants).

Reading of Minutes- The minutes from previous HOA meeting were approved as presented.

Treasurer’s Report- HOA Treasurer Mr. Douglas Risk provided a copy of the financial report and went over each item. There is $20,745.34 in the HOA account. Home owners continue to pay their dues, increasing the percentage to about 73% (60% in January and previous years).

**Old Business**

Clean up- The trees on TBC were trimmed. The clean-up in other 3 different areas is in process and should be completed by mid-August. We have not been able to get in touch with a home owner of a rental property to discuss the cleaning area of his home.

Mailbox Guidelines- Two notices were mailed out. One home owner fixed his mailbox. We will resend letter/communicate with the other home owner.

No Parking Signs- Rosa Gutierrez talked to Mr. Tom Whitlock who oversees the program in Gwinnett County. Parking on the street is legal since the streets belong to the county and not the association. Parking on the grass and against the flow of traffic is not legal. More information about the process will be on the newsletter coming out in the next 2 weeks. This will give everyone one the opportunity to participate and we can move forward with the petition or not.

Speed Humps- Rosa Gutierrez turned in the package to Gwinnett County Department of Transportation. The county confirmed approval of the petition.

Sprinkler System- With the backflow system in place now, we can continue to install a sprinkler system. Mr. Brandon Prince will contact Ms. Clayton who came and assessed our current sprinkler system earlier in the year.

TB Website- We continue to explore different options. Mr. Nicholas a Twin Brook home owner provided suggestions as well as Mr. Brandon. The discussion on options continues.

**New Business**

Amending our HOA covenants- This topic came up last month as we were talking about vehicles parked on the street which causes safety concerns. Rosa Gutierrez contacted several neighborhoods and an attorney. It is possible to amend the HOA covenants, 66% of home owners must agree. The main concern for our subdivision was the parking on the street but since HOA’s can’t enforce it and there are no major concerns, there is no reason to try to amend the covenants.

Code Enforcement Meeting- Officer Rene from Quality of Life Gwinnett and Mr. Rooks from the Neighborhood Watch Program came and provided great information. Anyone can call the county to file a code violation, no personal information is required. The county covers most maintenance violations written in our HOA covenants. There were 5 residents present. More detail information about both agencies will be in the newsletter.

Maintenance Letters- We will continue to mail maintenance letters for code violations. We encourage all residents (home owners and tenants) to communicate any concerns. Our goal is to have a safe community for everyone.

Other- We are looking for put “Twin Brooks” on the stone wall at the entrance. The 2 prior estimates were very expensive (around $2,000). Rosa Gutierrez will continue to look for other options.

**Adjournment**

The meeting was adjourned approximately at 8:40 pm. Next meeting will be October 5th, 2018.

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HOA Meeting Attendance

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(Highlighted names indicates they were present)