

2025 Annual Meeting Minutes

Good morning, today's date is April 26th, 2025, the time is 11:00 am, thank you all for attending, my name is Marco Noriega, and this is the 2025 Annual Meeting, and Elections for Twin Rivers. I will now take roll call of the Board Members, is Kelly Nietzsche and Miranda Roswall present. Miranda was present and Kelly participated later while the meeting was in progress.

Due to the lack of participants, these elections will not be a voting election since no less than 3 or more than 7 members have participated or shown interest in being part of this Board or process.

We will now vote on who will be the President, Treasurer, and the Secretary.

Marco Noriega nominated himself as president, and it was second by Miranda.

Marco Noriega nominated Kelly Nietzsche to be the Treasurer, and it was second by Miranda.

Marco Noriega nominated Miranda Raswall as the Secretary, and it was second by Miranda.

Marco also nominated Angela McQuire as a board member.

I would like to inform you that we are in the process of hiring workers to fix the roads in the community, they will cut the grass and fill potholes throughout the association.

The delay has been the lack of members participation, we recently have good progress, we have an excellent attorney who has collected thousands of dollars, and more are coming. If you are one who has not paid, we would appreciate your cooperation so that we can make our roads passible again.

Another issue that we have is that the ditches get full of water, and they overflow on to the road, once that happens, we have standing water and erosion causing mud holes and therefore making the road impassible. The solution is to clean and grade the ditches so that it can hold water, and that water can run to the river.

Econfina has their ditches cleaned and graded, however that comes with a price. I would estimate that it would cost somewhere around \$30K.

To properly maintain the roads and ditches, we would have to think about a special assessment to cover the cost. A special assessment of \$30K is what I would propose in the very near future.

The special assessment would cost an additional \$461. per lot owner.

Recently Econfina had a fire on one of their lots, the fire was started by a careless member who was having a campfire that got out of control. The fire burned about 4 acres; the fire department forestry unit had to respond several times to contain the fire. As we know, our lots are full of shrubs and down trees, which makes a perfect situation for a forest fire. If you are thinking about a campfire in the near future, I would recommend that you research how to create and properly maintain a safe fire, fire containment screens are a must, water, shovels etc.

You could be liable for burning down your neighbors' trees.

Once again:

We have numerous members in collections with the association attorney and Liens and foreclosures are expected if cooperation is not achieved by the members who are refusing to pay their agreed contractual

obligations. We currently have 19 members who have not paid this year's assessments and not to mention all the previous years that are in the arrears.

We currently have approximately \$26k in the account and we are using the funds wisely to pay for attorney fees to collect on what is owed to the association.

Members in attendance:

1. Marco Noriega
2. Miranda Raswall
3. Angela McQuire
4. Kelly Niestzsche
5. Kelly Bates
6. David Smitherman
7. Brett Zollo
8. Emilia Ruizcalderon (manager)

Miranda agreed that a special assessment for fixing the roads is a great idea, they are planning on building and need access to the road. She also commented on using crush concrete to fill the roads so that it may help with the erosion issues.

Angela also agreed that it would be a good idea as well and asked how the payments would be made.

The manager also commented on Angelas question and explained that the assessment would be a one-time payment.

David commented about water management.

Bates also commented on water management.

The meeting was adjourned at 11:29 am.