

**Twin Brooks Community Association**  
**Board of Directors Meeting – Minutes (DRAFT)**  
May 10, 2022 – 4 p.m. – Twin Brooks Lodge

Attendance:

Board Members: Mike Bigler (via phone), Dee Laananen, Gayle Lovely, Rob Mazur, Chuck Royal  
Management Trust: Cathy Richard, Senior Community Association Manager

The meeting of the Board of Directors was called to order by Chuck Royal at 4:03 p.m.

Minutes of the Board of Directors meeting on March 8, 2022 were unanimously approved.

Old Business

Fence Staining 2022 - The motion for contracting with a vendor to pressure wash and stain fencing for 28 homes (costing \$43,000) in 2022 was unanimously approved.

Hazard Trees - The motion to contract Earthworks to remove nine trees for \$6,657.88 was unanimously approved earlier by Consent in Lieu of Meeting so that the work can be completed during the period authorized by the permit issued by the City of Mount Vernon.

Expenditure reimbursements unanimously approved:

- \$35.41 by Chuck Royal for printing of documents for Board of Directors' comprehensive binders
- \$83.48 by Ray Hart for purchase of materials to replace the broken gate arm on the lane

New Business

4<sup>th</sup> Bench – The motion to authorize expenditure of approximately \$951 for purchase of a bench to be securely located on the West side of the Lodge building patio was unanimously approved.

Mailbox painting – The motion to authorize expenditure up to \$300 for cleaning, pressure washing, repairing, caulking, and painting and/or staining the mailbox structures was unanimously approved.

Landscaping expenditure requests per committee report unanimously approved:

- up to \$2,141.18 for application of bark to the common areas
- up to \$100 to establish a small inventory of essential spare parts for common irrigation repairs
- up to \$500 for irrigation system parts for currently known system issues

The meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Robert Mazur, Secretary