

**TWIN LAKES HOME ASSOCIATION**  
**49th ANNUAL MEETING**  
**June 14, 2023 – 6:30 P.M.**  
**AGENDA**

- **Welcome and Introduction of Board Members**
  - 6:35 pm meeting called to order. SK made introduction.
  - Board members introduced themselves.
- **Approval of 2022 Annual Meeting Minutes**
  - April Poole made a motion to approve the minutes, Mike Buscher seconds. All in favor, motion carried.
- **Financial Report:**
  - Treasurer's Report
    - Diana provided financial reports.
    - Bad debt was new to this year all for 1 account and was written off.
    - Looking to cut as many expenses as possible.
    - Larger expenses in 2022 ditch dredging, tree removals, new laptop.
    - April Poole had a question regarding cost of mowing increasing so drastically for the level of service that we receive. Diana explained how we haven't paid in full because we know he's not completing all the mowing.
  - Current and Proposed Budget Status
    - Largest earmarked amount is for the south lake playground.
    - Trying to hold expenses steady as possible.

**Annual Treasurer's Report - 6/1/22 - 5/31/23**

|                             |          |                     |                      |
|-----------------------------|----------|---------------------|----------------------|
| <b><u>BALANCE:</u></b>      | 6/1/2022 |                     | \$52,959.09          |
| <b><u>DEPOSITS</u></b>      |          |                     | <u>\$112,873.15</u>  |
|                             |          |                     | \$165,832.24         |
| <b><u>PAID</u></b>          |          |                     |                      |
| Bad Debt                    |          | \$1,349.91          |                      |
| Improvements/Maintenance    |          | \$10,362.23         |                      |
| Insurance                   |          | \$3,893.00          |                      |
| Recreation                  |          | \$141.58            |                      |
| Refuse                      |          | \$53,795.82         |                      |
| Office Expense/Supplies     |          | \$9,201.36          |                      |
| Professional                |          | \$881.00            |                      |
| Utilities                   |          | \$1,958.94          |                      |
| Mowing                      |          | \$17,455.00         |                      |
| Fireworks                   |          | \$8,921.10          |                      |
| HP Laptop w/ Windows 11 Pro |          | \$831.95            |                      |
| Ditch Dredging - 2022       |          | \$17,100.00         |                      |
| <b>TOTAL EXPENSES</b>       |          | <b>\$124,541.98</b> | <b>-\$124,541.98</b> |

|  |              |                    |
|--|--------------|--------------------|
| <b>PRESENT CHECKING BALANCE AS OF MAY 31, 2023</b> |              | <b>\$41,290.26</b> |
| <b>CEFCU SAVINGS BALANCE AS OF MAY 31, 2023</b>    |              | <b>\$250.64</b>    |
| <b>CEFCU CD BALANCE AS OF MAY 31, 2022</b>         |              | <b>\$10,563.92</b> |
|  | <b>TOTAL</b> | <b>\$52,104.82</b> |

**PROPOSED BUDGET FOR PERIOD  
JUNE 1, 2023 - MAY 31, 2024**

| <b>BUDGET AMOUNT</b>                                       |       |                             |  |
|--|-------|-----------------------------|--|
| <b>EXPENSES:</b>   |       |                             |  |
| Improvements/Maintenance                                   |       | \$11,904.00                 |  |
| Insurance  |       | \$4,000.00                  |  |
| Recreation   |       | \$2,500.00                  |  |
| Refuse   |       | \$55,000.00                 |  |
| Office Expense/Supplies                                    |       | \$11,000.00                 |  |
| Professional   |       | \$3,000.00                  |  |
| Utilities  |       | \$2,200.00                  |  |
| Mowing   |       | \$30,000.00                 |  |
|  |       | <b>\$119,604.00</b>         |  |
| <b>2023/2024 DUES/REFUSE<br/>INCREASE PROJECTED INCOME</b> |       |                             | <b>2022/2023 DUES/REFUSE<br/>CHARGES AS OF 5/31/22</b> |
| DUES   | 378 @ | \$168.00 \$63,504.00        | DUES 378 @ \$156.00<br>\$58,968.00                     |
| REFUSE   | 374 @ | \$150.00 <u>\$56,100.00</u> | REFUSE 374 @ \$148.00<br><u>\$55,352.00</u>            |
| <b>PROJECTED INCOME</b>                                    |       | \$119,604.00                | \$114,320.00   |
| <b>FOR 2023-2024</b>                                       |       | <b>\$119,604.00</b>         |  |

- Pond Stocking Fund Balance at 5/31/23: \$584.77
- Fireworks Funds Balance at 5/31/23: (\$432.85)
- Playgrounds Funds Balance at 5/31/23 : \$3,113.61
- CEFCU CD & Required CEFCU Savings Account - \$10,814.56

**BUDGET STATUS FOR PERIOD JUNE 1, 2022 - MAY 31, 2023**

|                          | <b>BUDGETED</b>     | <b>ACTUAL</b>       | <b>DIFFERENCE</b> |
|--------------------------|---------------------|---------------------|-------------------|
| <b>EXPENSES:</b>         |                     |                     |                   |
| Improvements/Maint       | \$4,120.00          | \$10,362.23         | (\$6,242.23)      |
| Insurance                | \$4,000.00          | \$3,893.00          | \$107.00          |
| Recreation               | \$2,500.00          | \$141.58            | \$2,358.42        |
| Refuse                   | \$54,000.00         | \$53,795.82         | \$204.18          |
| Office Expense           | \$11,000.00         | \$9,201.36          | \$1,798.64        |
| Professional             | \$3,000.00          | \$881.00            | \$2,119.00        |
| Utilities                | \$2,200.00          | \$1,958.94          | \$241.06          |
| Mowing                   | \$30,000.00         | \$17,455.00         | \$12,545.00       |
| New Laptop for Secretary | \$2,000.00          | \$831.95            | \$1,168.05        |
| Fireworks                | \$0.00              | \$8,921.10          | (\$8,921.10)      |
| Bad Debt                 | \$1,500.00          | \$1,349.91          | \$150.09          |
| <b>TOTAL EXPENSES</b>    | <b>\$114,320.00</b> | <b>\$108,791.89</b> | <b>\$5,528.11</b> |
| <b>INCOME</b>            | <b>\$114,320.00</b> | <b>\$112,873.15</b> | <b>\$1,446.85</b> |

**TWIN LAKES HOME ASSOCIATION  
EXPENDITURES FOR PAST 5 YEARS**

|                                       | <b>2022/2023</b>    | <b>2021/2022</b>    | <b>2020/2021</b>    | <b>2019/2020</b>   | <b>2018/2019</b>   |
|---------------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|
| <b>Kubota Mower</b>                   | \$0.00              | \$0.00              | \$0.00              | \$3,788.75         | \$0.00             |
| <b>2020 Dam Repair</b>                | \$0.00              | \$0.00              | \$27,860.00         | \$0.00             | \$0.00             |
| <b>Champlain Sidewalk Replacement</b> | \$0.00              | \$12,000.00         | \$0.00              | \$0.00             | \$0.00             |
| <b>Ditch Dredging</b>                 | \$17,100.00         | \$0.00              | \$0.00              | \$0.00             | \$0.00             |
| <b>New HP Laptop</b>                  | \$831.95            | \$0.00              | \$0.00              | \$0.00             | \$0.00             |
| <b>Bad Debt</b>                       | \$1,349.91          | \$0.00              | \$0.00              | 0.00               | \$0.00             |
| <b>Improvements/Maintenance</b>       | \$10,362.23         | \$5,434.79          | \$3,109.90          | \$4,580.73         | \$5,259.96         |
| <b>Insurance</b>                      | \$3,893.00          | \$3,893.00          | \$3,745.00          | \$3,925.00         | \$3,745.00         |
| <b>Recreation</b>                     | \$141.58            | \$246.94            | \$171.66            | \$175.00           | \$6,569.99         |
| <b>Refuse</b>                         | \$53,795.82         | \$52,852.96         | \$52,335.26         | \$50,699.43        | \$49,290.62        |
| <b>Office Expense/Supplies</b>        | \$9,201.36          | \$8,452.33          | \$7,224.46          | \$7,336.30         | \$7,204.34         |
| <b>Professional</b>                   | \$881.00            | \$1,030.00          | \$1,396.00          | \$915.00           | \$4,061.75         |
| <b>Utilities</b>                      | \$1,958.94          | \$1,653.39          | \$1,789.14          | \$1,984.83         | \$1,972.89         |
| <b>Mowing</b>                         | \$17,455.00         | \$20,025.00         | \$17,355.00         | \$10,698.00        | \$11,545.00        |
| <b>Fireworks</b>                      | \$8,921.10          | \$9,035.88          | \$250.00            | \$7,245.00         | \$7,920.00         |
| <b>Playground</b>                     | \$0.00              | \$0.00              | \$0.00              | \$0.00             | \$731.94           |
| <b>TOTALS</b>                         | <b>\$125,891.89</b> | <b>\$114,624.29</b> | <b>\$115,236.42</b> | <b>\$91,348.04</b> | <b>\$98,301.49</b> |

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- Walked through different funds what they are for and current status.
  - Finished the year \$5500 under the budget.
  - Discussed the 5-year expenditure report.
  - James Dumas asked about the bad debt, Diana explained the situation with the account that needed to be written off because the house went into foreclosure.
  - April Poole asked about the different kinds of liens we are applying. She said there is one that forbid the property owner to purchase another property within the county.
  - April Poole made a motion to accept the proposed budget SK second. All in favor, motion carried.
  - Concerns were expressed about the mowing contract with King's. The board expressed that we are in the last year of the contract and will be going out to bid and will get a better contract written.
  - Johnny explained the history of King's bids/pricing being lower. We expect that there will be drastic increases in the cost of this service.
  - Jeremy gave information regarding the problems we had with the King's contract and exiting early.

- **Accomplishments by the Association Board**

- Jeremy walked through the various board accomplishments in the handout.
- Gave a lot of detail regarding the history of the dredging project.
- Steve asked that members keep the board informed of any flooding issues when there is heavy rain. He will be meeting with the city/public works to fix Champlain storm drain, Ocala(?).
- Tree removal has been a big project, but also ongoing. Jeremy discussed the large tree on the north lake that fell on the homeowners property/playground.
- Fireworks were brought up by Karen Gontarek asked about the deficit. We are still \$400 deficit.
- Karen asked if there would be a fall garage sale. Jeremy said it was not scheduled.
- Members asked if we'd bring back the fireworks. Cori walked through possibilities. Every other year if we can raise funds.
- April said we should charge admission at the entrances of twin lakes. The board agreed it's a good idea, but difficult to police and we need volunteers to help do that and we can't get volunteers to help with the event.
- Jeremy explained some background on the previous fireworks committee. Mike Meyers used to lead this effort.
- Members suggested a raffle.
- Mike Buscher asked about emailing instead of mailing letters.
- April Poole suggested asking habitat to assist with accessibility on bridges and building ramps.
- Cori discussed the half court suggestion and Diana informed the membership of the cost \$40K.

- **Suggestions for New Projects**

- Karen asked about building a storage unit on the north lake and charging rent. Diana informed the group that we as a nonprofit cannot do that and the land is not zoned for a business.
- Karen asked whether there are any development plans for lot 1. April Poole gave some history about what her and Johnny talked about in years past with developers.
- Brent Ramsey asked if we would consider selling lot 1 to habitat.
- April wants lot 1 to be taken care of better.
- April wants trees on a berm (?) to be removed and replaced with new trees.
  - Colten Lyons 217-206-5177 tree removal service.
- April asked that a playground be installed where the old baseball field was because it would prohibit sexual predators to live in that area. She is asking because there is a person on the registered sex offenders list living in that area.

- **Nominations for Board Members and Election**

- Diana and Steve's positions were up for re-election.
- Cori gathered ballots from residents.

- **Prospective Board Member Introductions**

- **Complete Ballot of Nominees**

- Steve and Diana were re-elected.

- **Neighborhood Watch**

- NPO Taylor Sullivan was unable to attend. If there are any issues that she needs to be made aware of please let the board know or contact her directly. Her contact information is in the newsletter.

- Steve brought up the issue of the guys stealing feeder fish to fish and taking them to other lakes. His concern is spreading disease to other fish in other lakes.
- Johnny asked neighbors with Ring doorbells to register them with the city.

- **Recognitions**

- Mike Buscher thanked the board for their service. Misty was planning to be at the meeting but got pulled away last minute. She is extremely proud to represent the Northend as Mayor and that we can contact her office for assistance in the future. They've been twin lakes residents for over 30 years and invested in Springfield and the north end.
  - He took some questions from members about the development of North Dirksen.
  - Misty has been meeting with the governor to get funds for Springfield.
  - Overall drainage issues concerns expressed.
  - Johnny asked if the city would be able to help with the drainage issues since we are essentially a reservoir for the north side.
- Jeremy recognized Jay Rees for all his help the last several years leading projects. Extra kudos from John LoGrasso.

- **Adjournment at 7:48 pm – April motion, SK seconds. All in favor, motion carried.**