



**Twin W Owners' Association
Board of Directors Meeting
October 16, 2024**

TIME AND PLACE

There was a regularly scheduled Board meeting on October 16, 2024, starting at 2:00 p.m. via Zoom. Greg Zeller opened the meeting at 2:03 p.m.

INTRODUCTIONS

The following were present: Greg Zeller (President), Jon Hagan (Director), Brian Nelson, (Director), Brigitte Cooper (WPS-I, Administration) and Samantha Stone (WPS-I, Owner Account Representative). Alex Kelly (Vice President), Jacqueline Brackett (Director) and Eric Featherstone (WPS-Inc. Vice President) were not available.

APPROVAL OF MINUTES

A Motion was made, seconded, and passed to approve the Minutes from the September 18, 2024.

TWIN W BYLAWS – REVIEW/DISCUSS UPDATES

The Board discussed and reviewed Article V11 section 3.1 of the Twin W Bylaws. If the Rocky Pond MRP is approved, the board's intent is to amend the Bylaws so that the original TwinW lots represent a majority of the Board positions. The Board will discuss with the attorney for counsel and draft language to move forward for a vote.

FIRE SUPPRESSION

There was a discussion to start the negotiation process with Mr. Dufenhorst, on sourcing water from the MPR's water tank for the sole purpose to supply new, to be constructed, fire system within TwinW. The purpose is to use the water for fire suppression only and the costs would be borne by the Association. The existing fire hydrants, sourced from our irrigation, would be decommissioned or left as back up.

TURN LANE DISCUSSION

- Late fee letter & Exhibit A fee schedule
 - The board looked at properties who have not paid the turn lane fee, a letter will be sent to those who have not paid. Late fees in the amount of \$450 will be retroactive to September 30 if payment is not made by October 31, 2024. The TwinW fee schedule policy will be included with the letter as well. The turn lane is set to start next April.

COMMITTEE UPDATE

- Governance – Alex
 - Bylaw amendment by Greg Zeller.
- Safety/Maint. – Jon
 - Jon gave an update that he has fire wise signage to put up to promote that Twin W is a Fire-Wise Community. He asked if there is a recommendation on where to place the sign, suggestion was to put it on the post at the entrance with the Private Community signage.
- Communication/Social – Jacqueline
 - Jacqueline was not available for an update
- Long Term Project Planning – Greg
 - Greg updated that he is in discussions to approach the Board's in the surrounding communities to work towards funding a manned fire station. The long-term strategy would be to have a County tax assessed to individual lots that would benefit having a fire station.

VIOLATION UPDATE

There are a few ongoing violations on lots and the board asked to have WPS send out violation letters to those lots.

OTHER BUSINESS

No further business was discussed.

NEXT MEETING

Twin W Board Meeting on Wednesday, November 20th, 2024, at 2:00 p.m. via Zoom.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:46 p.m.

Scribed and submitted by:

Samantha Stone WPS-Inc. Owner Account Representative

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