

Ktla

TWIN HARBORS ON LAKE LIVINGSTON
PROPERTY OWNERS ASS'N., INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 1985

The regular monthly meeting of the board of directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2:05 P.M. Saturday February 9, 1985 in the Twin Harbors Sales Office in Onalaska, Texas. This was the first Board meeting for 1985; due to inclement weather, no meeting was held in January 1985.

Meeting was called to order by President Ray Carlson. All directors were in attendance except Witherspoon, Austin & Street. No visitors were present.

Minutes of the previous meeting (December 8, 1984) were read by Roy Brown and there being no additions, deletions or corrections, motion was made by Weidemann, seconded by Derr to accept the minutes as read; motion carried.

No Treasurer's report was available. President Carlson pointed out that Helen Witherspoon's eyes had deteriorated to the point that she could not continue as Treasurer and there had not been time to go over her records and give any report. The matter of a replacement for Witherspoon was discussed. President Carlson proposed contacting Doris Jennings to see if she would be agreeable to becoming a member of the Board and be Treasurer. Motion was made by Brown and seconded by Weidemann to approve her appointment to the Board and as Treasurer, if she is agreeable. This is a motion "in advance" so no further motion would be needed. Motion carried. Various bills were presented for payment approval, including one that had to be paid out of President Carlson's personal funds which required reimbursement to him. Motion was made by Weidemann, seconded by Derr, to approve these payments and the motion carried.

Old Business: President Carlson indicated that Mr. Evito had not been filed on for deed restriction violations because the papers, showing violations, had not yet been turned over to him by Jim Austin. These papers are needed in order to file. And, on the matter of CPA Jim Anderson still not having signed audit for last year, President Carlson pointed out that the reason for delay here is that Jim Austin has the Book of all tractor expense receipts and has not turned this over to the CPA yet. Carlson agreed to see Jim Austin and try and resolve these problems so this old business can be cleared up. The fact that Judson Street, a Director, has attended only one Board meeting was brought up. It was decided that no action be taken on this at this time, and wait until Witherspoon resigns and then consider a replacement for Street and ask for his resignation. It was pointed out that a \$50 gift certificate for a Houston restaurant had been sent to Jim Anderson, CPA, along with a thank-you note for his free CPA services for the Association. This had been approved in a prior Board meeting. As a last item of "old business" it was agreed that the Architectural committee send a letter to the Brenners about their house needing to be painted.

Committee Reports:

1. Sewer Committee: Ray Carlson reported on the special committee meeting held on 1-12-85. There still has been no return-receipt received thru the post office on our letter sent to TRA. It was indicated that we know they received it because a TRA representative talked with Carlson and said they understood our sewer problem. Carlson said he would be talking with the TRA within a week about no return-receipt having been received. It was reported that at the special meeting, the committee drafted a

letter to the Onalaska City Council (copy attached) concerning our sewer problem. Because of no January Board Meeting and because of the timeliness of presenting the letter to the City Council, the letter was presented to the Council, and was well received and reported on in the Newspaper. An after-the-fact motion was made by Weidemann, seconded by Anderjewski to approve the letter and its presentation to the City Council. Motion carried. Now the Sewer committee is awaiting some specific response from the Mayor and Council before taking another step.

2. Road Committee: No report.
3. Pool Committee: No report.
4. Architectural Committee: Plans on Troy & Patricia Mellet house approved and construction has begun. House is on Whisperwood.
5. Security Committee: It was felt that it is necessary to see if Slim Alston is still performing his security work. It was felt that he should attend our next Board meeting and give us a report. Secretary indicated he would send Alston a letter. Since his mail address was not readily available, President Carlson said he would talk to Alston.

New Business: None

There being no further business to come before the Board, motion was made by Weidemann, seconded by Derr, that the meeting adjourn. Motion carried and the meeting adjourned at 3:27PM.

Respectfully submitted,



Roy M. Brown, Secretary

off - with D-T
as follows.

Twin Harbors Subdivision
Cash Flow (app. 9/1/84)

January, 1985

	Current MTH.	YTD
Income: Maint Fee	2550.00	11421.00
Tractor	50.00	175.00
Intersect - Ckg acct	112.10	494.48
- - C.D.	80.68	421.36
Total Income	2792.78	12511.84
Less Expenses: Recreation area		
Pool	-0-	600.00
Club	-0-	132.70
Utilities	136.06	745.75
Supplies	-0-	92.19
Chemicals	-0-	9.98
Total Recreat. area	< 136.06 >	< 1580.62 >
Roads + Property		
Maint.	-0-	5829.60
Tractor	74.81	346.76
Other	-0-	27.70
Total Roads + Prop.	< 74.81 >	< 6204.06 >
Administrative Cost.		
Supplies	-0-	118.58
Insurance	-0-	410.00
Taxes	1992.65	1992.65
Security	100.00	724.65
Other	15.00	16.45
Total Admin. Cost	< 2107.65 >	< 3262.33 >
Total Expenses	< 2318.52 >	< 11047.01 >
Net Profit (Cash Flow)	474.26	1464.83

Cash Flow - from 9/1/85 thru 12/31/84
(4 months)

	<u>Year to Date</u>
Income - Maint Fee	8871.00
Tractor	125.00
Interest - checking acct	382.38
Interest - CD	340.68
Total income	<u>9719.06</u>

Less Expenses: Recreation area

Pool	400.00
Club	132.70
utilities	609.69
Supplies	92.19
Chemicals	9.98

Total Recreation area <1444.56>

Road + Property

maint.	5829.60
Tractor	271.95
other	27.70

Total Road + Property <6129.25>

Administrative Cost

Supplies	118.58
Insurance	410.00
Security	624.65
other	1.45

Total Admin. Cost <1154.68>

Total Expenses <8728.49>

Net income (Cash Flow) 990.57