

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

The regular monthly meeting of the board of directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2:10P.M. Saturday March 9, 1985 at the Pool Recreation Area in Twin Harbors.

The meeting was called to Order by President Ray Carlson. All Directors were in attendance except Witherspoon and Street. Visitors attending were Renee Daussen, Art & Kathy Brenner and Slim Alston.

Minutes of previous meeting were read by Roy Brown and there being no additions, deletions or corrections, motion was made by Weidemann, seconded by Austin to accept the minutes as read and the motion carried.

Carleson presented the Treasurers report (copy attached). Motion was made by Weidemann, seconded by Brown to accept the report and the motion carried.

Comments or questions from visitors: Daussen wanted to know if there were Final Audits for the years 1981 thru 1984. It appears that there is no set date, each year, that the final audit (which really is just a signed scope of review & comments by auditor) is to be presented to the Board. Daussen showed a copy of the audit for year 1980-81 which had comments from the auditor and suggestions for some changes, and indicated that as far as he knew, there had not been any such audit (to see) for years since then. He pointed out that a lot of monies come and go each year and felt that such an audit should be available for the previous three years; and, he would like to see them when available. Anderjeski indicated desire for a copy, also, when available. President Carlson will see what he can come up with and give a report at next Board Meeting. Another comment from Daussen, concerning condition of roads in Twin Harbors: He, like others in Twin Harbors, wants to sell his house and feels that while the roads were kept properly repaired in years past, now repairs are not being made when needed and in bad weather roads are really in bad shape and requests that more attention be paid to regular road repairs.

Old Business: President Carleson said he had been unable to contact Doris Jennings about becoming Treasurer. Kathy Brenner indicated that Lisa Street might be willing to take this job, if asked. Weidemann said he would try and contact Doris Jennings first and report on this at next meeting. The matter of securing receipts for the Tractor has been cleared up so the final audit for immediate past year can be signed.

Committee Reports:


1. Sewer Committee: Carlson read letter from Mayor of Onalaska in reply to our letter. (Copy of Mayor's letter attached)
2. Security Committee: Alston reported that other than a few cases of patio doors and some trailers shot at by pellet guns, things had been relatively quiet. This incidents appeared to be just pranksters. Brown inquired into the scope of security guarding done by Alston and Alston indicated that he is not really a security guard -- just a watchman and makes rounds at varied times of day and night.

3. Pool Committee: Jim Austin reported that his wife had resigned as Chairman, feeling Chairman should be a male. Carleson said he was unaware that Mrs. Austin had resigned, so we will now make note of it. Weidemann said he would take over as Chairman. Carlson pointed out that we needed new steps and other things done in way of maintenance in pool area.
4. Architectural Committee: Brenners have responded to their need to paint their house. Carlson said he personally filed on Pevito for the violations on his business property because the forms filed by Architectural Committee were not personally signed by the committee members. It was felt it best have members all sign the forms and still file on Pevito on behalf of the Committee. This will be done. Ellen Derr pointed out that someone has been cutting trees on several lots and requested security to watch and see if it is being done with owners permission.
5. Road Committee: They had a committee meeting on 2/18/85 and Thrasher resigned. Anderjeski is to take his place on committee. Committee went over needs for roads repair and now suggests money be spent on Harbor Drive and various roads in Section 5. Motion was made by Weidemann and seconded by Brown to authorize expenditure of up to \$2,560.00 on Harbor Drive and Section 5. Motion passed. Motion was made by Brown and seconded by Anderjeski for an average of 25 hours per month be paid for mowing and Tractor road work using box blade filling potholes. Work to be done by Art Brenner. Motion carried. Carlson asked board members to "think about" putting up a shed to keep tractor and related materials in so we can discuss this possibility at next meeting.

New Business: Austin commented that a lot of damage is done to our roads by the School Bus. He suggested that it would help if the Bus just made one stop to pick up and discharge students--the stop being made at the Boat Ramp. Carlson feels that before any decision is made, parents should be contacted to get their feelings and also check with possibility of a smaller bus to be used? Mrs. Mays suggests that the Bus just come to Twin Harbors entrance and pick up and discharge students there, and not even come onto our roads. Weidemann suggested that the Road Committee discuss all these possibilities and present their proposal at the next Board Meeting. Brown proposed that Officers & Directors Liability insurance be bought because anyone serving as an officer or Director may be individually (along with the Association as a whole) might be sued by some individual property owner who may not feel that decisions the board makes are in the best interest of such property owner. Motion was made by Brown, seconded by Austin that a quote for such coverage be secured. Motion carried and Weidemann will secure the quote so Board may make a decision.

There being nothing more to come before the board, motion was made by Weidemann, seconded by Brown that the meeting adjourn. Motion carried and meeting adjourned at 4P.M.

Respectfully submitted,


Roy M. Brown, Secretary

In in Harbors Sub Division
Cash Flow (eff. 9-1-84)

March, 1985

	<u>Current MTH</u>	<u>YTD</u>
Income: Maint. Fee	2730.00	19486.00
Tractor	-0-	175.00
Interest - Ckg acct.	133.26	735.61
CD	72.88	574.92
Total Income	<u>2936.14</u>	<u>20971.53</u>

Less: Expenses: Recreation area

Pool	-0-	600.00
Club	25.00	157.70
Utilities	-0-	771.52
Supplies	-0-	92.19
Chemicals	-0-	9.92
Total Recrea. Area	<u>< 25.00 ></u>	<u>< 1631.39 ></u>

Road + Property

Maint.	-0-	5927.10
Tractor	91.15	611.08
Other	-0-	27.70
Total Road + Prop.	<u>< 91.15 ></u>	<u>< 6565.88 ></u>

Administrative Cost.

Supplies	-0-	118.52
Insurance	-0-	945.00
Taxes	-0-	1992.65
Security	200.00	924.65
Other	-0-	16.45
Total Admin. Cost	<u>< 200.00 ></u>	<u>< 3997.33 ></u>

Total Expenses < 316.15 > < 12194.60 >

Net Profit (Cash Flow) 2619.99 8776.93

Financial Statement

Present
12-9-85

Balance in checking Acct 1-9-85	13957.28
Deposits Jan - Feb	8096.36
Check written Jan - Feb	3149.96
int Pd ck Acct Jan - Feb	219.97
int Pd CD Acct Jan - Feb	160.36
Balance in checking Acct 3-9-85	19123.57
CD	10,000.00