

Austin

TWIN HARBORS ON LAKE LIVINGSTON
PROPERTY OWNERS ASSN., INC.
BOARD OF DIRECTORS MEETING
March 8, 1986

The regular monthly meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2:00PM Saturday, March 8, 1986 at the Home of Beryl Marx.

The meeting was called to order by President Jim Austin. All Directors were present except Kinsey and Derr. Visitors in attendance were Frank Shirley, Kathy Brenner, Hazel Marx and Jim Anderson.

Minutes of previous meeting were read by Secretary Brown. Motion was made by Witherspoon, seconded by Marx, that the minutes be accepted as read and the motion carried.

Financial report was presented for Treasurer Witherspoon by Jim Anderson. Copy of report is attached. Anderson also went over delinquent maintenance fee accounts, indicating that the majority of the total outstanding is for just a very few people, and it was indicated that we should get a lien on properties owned by these few people at earliest opportunity. Anderson also passed out sample examples of how future income and expense reports will be put out by the computer he uses. Austin pointed out that Anna Kinsey is now Assistant Treasurer and that she will be putting out the dun and super-dun letters which Anderson has been handling in the past. Motion was made by Marx, seconded by Witherspoon that the financial report be accepted as presented and motion carried.

Various bills were presented for payment approval. Motion was made by Witherspoon, seconded by Heckler that the bills be approved for payment and motion carried.

Old Business:

Maintenance fee change: Letters were mailed to all property owners on February 20, 1986, complying with the by-laws notifying property owners of the Board's intent to change the maintenance fee. It was noted that the Kinseys donated use of their copy machine and that Anna Kinsey and Phyllis Austin took care of the folding of letters and getting them mailed out. It was noted that we received twenty-two objections to the fee change and that seven of those objecting were already over 90 days delinquent in payment of current fees. Attached to this report is a listing of those objecting and also a listing of letters returned by the Post Office as not being deliverable, no doubt due to property owners not keeping us posted as to their current correct address for receiving mail. It being noted that the number objecting was insufficient to keep the Board from going ahead with changing the amount of the maintenance fee, a Motion was made by Brown, seconded by Anderjeski that we now follow thru with our intent which was approved at the February 15, 1986 Board meeting and amend the by-laws to read One hundred twenty Dollars (\$120.00), in article 12.01, per year per lot, or Ten Dollars (\$10.00) per month per lot for maintenance fee, to be effective July 1, 1986. The motion carried without a dissenting vote. It was pointed out that National Land says it is uneconomical for them to change their billing to reflect change in amount of maintenance fee, so we may have to come up with some way to collect the additional amount from those property owners whose fees are paid thru National Land. Also, it was noted that we should again start a \$1.00 charge when billing someone who is past due in payment of maintenance fee, it being noted that this was approved back in 1982.

Weather Shelter at Boat Ramp: Motion was made by Marx, seconded by Witherspoon that this matter be shelved permanently. Motion carried.

Speeding in Subdivision: Austin delegated this matter to the Road Committee to investigate and determine what we legally can or cannot do. Motion was made by Witherspoon, seconded by Brown that this be done and motion carried.

Matter of payment of Maintenance Fees on Repossessed Lots: Austin reported that a letter was sent to National Land on February 28, 1986 asking them to send us a list of all lots repossessed to date, or at least thru end of 1985. Letter also requested they send us their check for payment of maintenance fee amounts due at the time of repossession. No answer to the letter as yet. Austin noted that he and others have checked the tax records and there is great confusion as to who owns several lots; and, addresses don't mean anything. It would appear that National Land has repossessed some lots and put them in so-called "dummy corporations". A motion was made by Marx, seconded by Anderjeski that we wait until we hear from Attorney Norton as to what we can do about these dummy corporation ownerships, etc., before we take further action. Motion carried.

Impala Woods Dumpster: Austin feels that us paying \$30.00 per month as our share for cleanup around this dumpster is unfair since we have only about 72 homes and our users are small in comparison to the number of residents actually in Impala Woods. Anderjeski indicated he would rather leave it as it is because we do benefit by the dumpster location being in Impala Woods instead of in our own area. No motion made so it will stay at \$30. per month.

New Business:

Additional Assistant Treasurer: Austin appointed Melda Shirley.

Assistant Secretary: Austin appointed Helen Glenn.

Electric Typewriter: As a matter of record, the Electric Typewriter is now in possession of Helen Glenn instead of Roy Brown.

New Committee appointments: Austin appointed Bill Powell to serve on the Road Committee, Frank Shirley to serve on the Sewer Committee, and Hazel Marx to serve on the Pool Committee

Contingency Reserve: Anderjeski indicated that since our cash on hand is now down to below \$10,000.00., he feels we need to apportion \$2.50 out of the new \$10.00 per month maintenance fee to accumulate a certificate of deposit for future major repair fund contingency and that in our next annual budget we set up budget to accomplish this.

Committee Reports:

Road: No report.

Sewer: Marx reported a meeting with Attorney Norton and his assistant in regard to us being able to have FWD taxes put in escrow or get off of the FWD completely. Marx was told it will take approximately \$1,200.00. to cover cost of research plus about \$3,300.00 to cover expense of bringing suit plus we already owe about \$500 to the Attorney for work already done. Attorney was asked if he could try to get National Land to come in on this expense, and Attorney indicated he needed more time to research this and will give us a firm legal-expense cost figure in writing soon. Hopefully we will have this information at the next regular board meeting.

Insurance: Brown reported that he and Anderjeski had met and did not feel that the liability coverage presently carried provides adequate coverage. (See copy of Insurance report attached) Because a local Onalaska Agent had quoted insurance protection sometime in the past, it was agreed that the

complete current insurance file be turned over to Jim Austin and he get a bid on proper coverage from local agent. This was done and Austin will give report at next meeting.

Pool: Marx indicated he has a bid on three Chlorinators and one Polaris vacuum machine. Chlorinators \$262.81, Polaris Vacuum Machine \$855.00. He also pointed out that the new Gate & Lock would be about \$740.00, two posts \$90.00, One corner post \$15.00 and \$480.00 for 160ft of fence to keep people using pool off the grass area. A motion was made by Brown, seconded by Anderjeski to approve expenditure at this time of maximum of \$1,100.00 to cover expenditure for chlorinators, two posts and gate and lock. Motion carried.

Architectural: Marx reported that there are two building permits plus permit for addition to Glenn house, etc.

There being no further business to come before the board, a motion for adjournment was made by Brown, seconded by Marx that the meeting adjourn. Motion passed and meeting adjourned at 4:30PM.

Respectfully submitted,



Roy W. Brown, Secretary.

TWIN HARBORS PROPERTY OWNERS ASSOC. INC.
MONTHLY FINANCIAL STATEMENT 2-28-86
QUARTERLY FINANCIAL REPORT 2Q, 2-28-86
YEAR-TO-DATE FINANCIAL REPORT, 2-28-86

Prepared By	Initials	Date
Approved By		

PLUS ACTIVITY TO 3-8-86

	MONTH ENDED 2-28-86	QUARTER 2-28-86	YEAR-TO-DATE 2-28-86	NEW ACTIVITY MARCH 8
I BEGINNING BALANCE in CHECKING	\$ 10,228.76	\$ 20,084.27	\$ 26,804.74	\$ 7633.22
DEPOSITS				
MOWING	\$ - 0 -	50.00	50.00	25.00
NATIONAL LAND	2454.90	7300.90	14404.00	-
MAINT FEES DIRECT	90.00	380.00	725.00	-
M.F. PAST DUE COLLECTED	255.00	825.00	1,270.00	170.00
INTEREST on CHECKING	53.27	326.67	771.53	-
Total Receipts	\$ 2853.17	\$ 8825.57	\$ 17,726.53	\$ 1950.00
EXPENDITURES				
POOL & REC AREA	\$ 305.21	485.28	1,813.66	UTL. 82.30
ROADS	4,670.90	19,449.97	30,211.27	-
TRACTOR & OTHER	44.70	130.91	352.31	-
ADMIN. & TAXES	458.40	872.47	4,514.81	AAA W.W. 100.00
Total Expenditures	\$ 5,448.71	\$ 21,333.62	\$ 36,892.05	182.30
ENDING BALANCE in CHECKING	\$ 7,633.22	\$ 9,633.27	\$ 7,633.22	\$ 7,645.92

II PAST DUE MAINT FEES (3-8-86) [Collected Year to Date \$1340.00] \$ 5526.90
 Proff: \$1155 Sheriff 1970
 Other (200 & 370 Other) 2038.90

III VOUCHERS

3-6 A.S. SMITH & Co - Feb Bal	\$ 25.65
3-8 JAMES A. ANDERSON - Out of Pocket Cost - Dun Letters	\$ 30.20
3-8 JAMES A. ANDERSON - Qtrly STIPEND (3 mos @ \$85)	\$ 255.00
Total	\$ 310.85

IV ESTIMATE OF TOTAL CASH AVAILABLE, CHECK RE. BAL 3/8: 7645.92
 plus ^{est} MARSHAL EST. NATURAL 2456 -
TOTAL 10095.92

JAA 3-8-86

* TAXES & INSURANCE = \$ 2803.79

DELINQUENT	ANDREWS, DR. ROBERT L.	1-1-20 3-1-157, 158, 159
	BOZANT, EDWARD	3-1-97
	BRANDT, CHARLES CARLSON, RAYMOND CLAYTON, DIANA L.	2-1-130 3-1-116, 2-2-6, 4-1-38 5-2-204
DELINQUENT	DAILEY, BOBBY R.	1-1-8
	DECKER, H.W.	3-1-98
DELINQUENT	FRIDAYE, AL	4-1-66
	GOINS, JOHN H.	1-1-13
DELINQUENT	KUEHN, KENNETH W.	2-1-156
	LAWRENCE, HARRY G.	4-1-64
DELINQUENT	MALCABA, THEODORE	5-1-41, 99, 100
	NICHOLS, ARTA B.	3-1-131
DELINQUENT	NICHOLS, ROBERT F.	3-1-134
	PELL, WINSTON S.	2-1-102
	PERRY, JOHN E.	2-1-140, 148
DELINQUENT	PROFF, FRED C. & MARY WOODS	1-1-21, 22 2-1-185
	SMITH, JOHN J.	2-2-19, 3-1-189
	SMITH, OTHINI	4-1-17
	SPEARS, MILTON	2-1-165, 168
	STEWART, TROY	3-1-57
	WILLIAMSON, LYNN	5-1-38

22 PROPERTY OWNER OBJECTIONS - OF WHICH
 7 WERE DELINQUENT IN MAINTENANCE
 FEE PAYMENTS, 90 DAYS OR MORE
 15 OBJECTIONS AGAINST AMENDMENT

NOTE: 24 PROPERTY OWNER LETTERS
 WERE RETURNED, AS UNABLE TO
 FORWARD BY POST OFFICE

2/27/86

A report to the Twin Harbors Board of Directors from the Insurance Committee composed of Ray Anderjeski & Roy Brown:

Committee had a meeting on 2/27/86. It was noted that a billing had come in about a week ago on the property insurance (buildings and contents at Rec area) which had to be paid before agency would send the 2/12/86 renewal. Such renewal was not available yet to review.

As to Officers & Directors liability, an application was delivered about a week ago to secure a quotation on this and quotation will not be known until late March, 1986.

As to the General liability coverage: Being reluctant to contact agency which issued policy currently in force -- and ask them why there does not appear to be any insurance protection in force for the pool and road liability exposure -- Roy Brown checked around and found that the Hartford Ins. ~~Co.~~ Co. had been covering a similar exposure as ours under a TMP (Package policy covering property and liability) but last December they declined to renew as a TMP and would only issue a policy insuring buildings and contents (similar to what we now have) and the Hartford agent had to go to to an "excess market" (a market which will provide insurance but for a higher-than-normal cost) to secure the liability insurance. The cost there was \$2,668.00 and included a warranty that a Red Cross Life Guard would be on duty at all times the pool was open--or there would be no pool liability. And no liability coverage was included, for this high cost.

Another similar risk had had their liability protection for a real cheap rate, until end of 1985, but at December '85 renewal it had to be placed with an excess market "at a very high premium".

The Insurance Committee members do not know of any company which would write our liability insurance for a reasonable cost.

If the Board of Directors passes a motion instructing us to contact the current agent handling the liability insurance and tell them that we have a pool, etc. (the whole true picture) we will do so. It is our opinion, however, that once the agent advises the Insurance Company our true picture, they may decide to cancel our coverage or raise the premium drastically or tell us they will have to go to an excess insurance carrier and charge a large premium and perhaps also impose the requirement that there be a life guard on duty at all times the pool is open. We are reluctant to take this route unless the Board directs. On the other hand, the current liability policy is probably not providing us much protection at all, even for current premium charge.

Roy Brown & Ray Anderjeski

Addendum to 3/8/86 Bd of Directors Meeting minutes;

LIST OF LOT OWNERS WHO WERE SENT NOTICES OF INTENT TO CHANGE MAINTENANCE FEES, AND NOTICES WERE RETURNED BY POST OFFICE AS NOT BEING DELIVERABLE:

Bruce Nail
Fred Kentgens
Bill Willis
Raymond Early
Robert L. Andrews
Faustino Tupas
C. M. Elrod
Curry & Schnoor
James Williams
Chas. Harris
Brad Delcumbe
Jewel Smith
Roy E. Smith
Steven Spease
Bruce Mathews
Michael Marton
William Keese
Clinton Johnson
Frieda, Robert
Wilfred Wright
David Fowler
John Dumser
Carmelita D. Monillos
Ben Cockrell
John Butler
C. M. Elrod

*cc for
j. austin*