

TWIN HARBORS ON LAKE LIVINGSTON
PROPERTY OWNERS ASS'N, INC.
BOARD OF DIRECTORS MEETING
April 13, 1985

The regular monthly meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2:05PM Saturday April 13, 1985 at the Pool Recreation Area in Twin Harbors.

The meeting was called to order by President Ray Carlson. Judson Street was absent. All other directors, including Doris Jennings who replaced Helen Witherspoon as Treasurer, were present. Kathy Brenner was also in attendance.

President Carlson introduced our new Treasurer, Doris Jennings. She indicated that she does not have a full financial statement because is still catching up on postings.

Minutes of previous meeting were read by Roy Brown. Brown noted that one addition needed to be made, to show that board approval had been given at last meeting to pay certain bills which were presented. There being no further changes, additions or deletions, motion was made by Weidemann, seconded by Anderjeski to accept the minutes as read and amended and the motion passed.

Since a full financial report could not be made (see above), Treasurer did indicate that the bank balance thru 3/31/85 was \$31,727.05 includes maintenance fees thru January 1985 from National Land, which is running behind. Motion was made by Brown, seconded by Weidemann, to accept this "limited financial report". Motion carried.

Old Business:

1. President reported that the Polk County Fresh Water District is NOT taking over sewer system for Twin Harbors, as a newspaper had earlier reported.
2. Letter of resignation from Helen Witherspoon was read by Carlson. Motion was made by Brown, seconded by Weidemann to accept her resignation from the Board and the motion carried.
4. Doris Jennings accepted position of Treasurer thru the end of August 1985.
5. Officers & Directors Liability insurance: Carlson turned the applications for this insurance over to Jennings who will complete them and get a quotation.
6. Final Audit for last fiscal year: It was pointed out that Mr. Anderson is not a CPA but expects to be by the end of April 1985. Question of necessity of a CPA doing our audit revealed that our by-laws do not specify that it be done by a Certified Public Accountant. Carlson indicated he will check with Anderson and IF he cannot finish and sign the audit, we would need get someone else to do it. Motion by Weidemann, seconded by Anderjeski to effect that if Anderson cannot finish the audit, we have Doris Jennings do it. Motion carried.
7. The matter of Judson Street not attending Board Meetings was brought up by Austin. Motion was made by Weidemann, seconded by Austin that if Street does not attend the May 1985 meeting, the board assume he

has resigned and we will replace him as a Director. Motion carried.

Various bills were presented for payment approval, including \$17.31 to Brenner for pool expenses, Gas bill of approximately \$16-17.00 and \$50.00 to Weidemann. Motion for payment approval was made by Anderjeski, seconded by Durr and the motion carried.

It was noted that Jim Austin has done plumbing at the pool, at no charge!

COMMITTEE REPORTS:

Pool Committee: Chairman Weidemann pointed out that members need clean pool next weekend, and that we should use Chlorine instead of acid. Wallace Pool Co. has bid on resurfacing baby pool and put sand in filters. Members need clean main pool because contractor would charge an additional \$1,100 to do that. Motion made by Brown, seconded by Durr that we have Wallace Pool Co. redo the baby pool for \$1,100. Motion carried. President Carlson indicated that last year, for \$1,100 the Association bought enough chlorine and other cleaning equipment and it lasted all year. Motion was made by Austin, seconded by Durr authorizing same amount as spent last year (about \$1,100) for pool equipment and cleaning materials and that a check be issued to cover cost. Motion carried. President Carlson will take care of getting the items. It was agreed that materials bought by Austin for pool plumbing and cost to erect new sign at pool are "routine maintenance expenditures" and no prior approval needed for expenditures. Motion was made by Durr, seconded by Weidemann to extend Brenner's Pool Contract for another year. Motion carried.

Road Committee: Chairman Austin has three quotes for various road work. Also, he reports has talked with School System and they have no small Vans to replace current school busses which are damaging our roads. Austin pointed out that different things need be done to main thoroughfares than to secondary roads; hot-mix asphalt vs. cheaper Chip & Seal for secondary roads. He proposed that we cash in the CD we have and then determine how much can be used from that and other monies (considering the % of income that is to be used for Roads) and fix the roads properly now before they deteriorate further. Instead of this, it was suggested, and agreed to by Austin, that Austin come up with detailed specific bids for various road work and present this at next Board meeting at which time the Board will take action to get road repair rolling! Motion was made by Anderjeski, seconded by Weidemann that we hold off on any major road repair where busses run until current school term is out in May and then before next school term begins, consider restricting bus route and bus stops to just one stop at the boat ramp. Motion carried.

Sewer Committee: Carlson set a committee meeting for April 20, 1985 at Weidemann's house to determine next step to suggest to the Board at the May meeting (probably letters to Water Control Board, TRA, etc.).

NEW BUSINESS:

1. Leonard Kinsey would like more space in parking area near pool for storage of boats and RV homes. There being no objection raised by board, it was suggested Kinsey check with Carlson or Weidemann about having boats & RV homes now parked, moved so Kinsey could put additional gravel in the parking area if he desires. Brown is to pass this word on to Kinsey.
2. Matter of a shed-building for tractor was brought up but since no price has been mentioned, board cannot consider this yet.
3. Since the cost for "Security" is costing per month \$100 plus 20gals. of gas, Austin suggested we cut out security expense.

Motion was made by Austin, seconded by Durr that we do away with paying for "Security" effective May 1, 1985 since the Onalaska police patrol the subdivision twice a night now. Motion carried. Carlson will notify Slim Alston.

There being nothing more to come before the board, motion was made by Brown, seconded by Weidemann that the meeting adjourn. Motion carried and meeting adjourned at 3:50PM.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Roy M. Brown', with a long horizontal flourish extending to the right.

Roy M. Brown, Secretary