

TWIN HARBORS ON LAKE LIVINGSTON  
PROPERTY OWNERS ASSN., INC.  
BOARD OF DIRECTORS MEETING  
April 12, 1986

*cc - Jim Austin*

The regular monthly meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2PM Saturday April 12, 1986 at the home of Leonard Kinsey.

The meeting was called to order by President Jim Austin. All Directors were present except Helen Witherspoon. Visitors in attendance at beginning of meeting were Frank Shirley, Anna Kinsey, Kathy Brenner and Phylis Austin.

Minutes of the previous regular meeting were read by Secretary Brown. Motion was made by Marx, seconded by Kinsey to correct minutes to show that \$500 is not already owed to Attorneys (don't owe him anything). Motion carried. Motion was then made by Kinsey, seconded by Anderjeski to approve the minutes as read, with the change, and motion carried.

Minutes of the "Special" meeting held on March 22, 1986 were read and Motion was made by Marx, seconded by Derr that the minutes be accepted as read and the motion carried.

Financial report was presented by Anna Kinsey. Copy is attached. Motion was made by Marx, seconded by Brown to accept the report as presented and motion carried.

Various bills were presented for payment approval, including a bill for an additional 1.29 Tons of cold mix asphalt at cost of \$90.30. This is \$90.30 of \$440.30. The balance had already been approved for payment, being for 4 Tons. Motion was made by Marx, seconded by Anderjeski to pay all bills except pay only \$350. on Bill Waters invoice for cold mix asphalt and negotiate with him on the balance of his bill. Motion passed.

Old Business: In the matter of collecting maintenance fees on repossessed lots and lots owned in name of dummy corporations, upon suggestion of Jim Austin, a motion was made by Brown, seconded by Kinsey that we contact our lawyer, after we get information from Twin Harbors on Lake Livingston (Nat'l Land) as to which lots have been repossessed, and find out from lawyer exactly where we stand, legally, on possibly collecting maintenance fees on such repossessed lots. Motion carried.

New Business: Leonard Kinsey pointed out we have several visitors who want to talk about the "second boat ramp". Russell Chapman, living on Harbor Drive, indicated that he and neighbors of his have heard rumors that we might be going to dispose of the second boat ramp. He pointed out that he and several others living close to this ramp do still use it. Another visitor who also uses the ramp questioned why this ramp is not maintained as is the main ramp. Jim Austin commented that two years ago a contractor wanted \$650. to repair the second ramp and that while some subdivisions have no ramp at all and none, to his knowledge have two ramps, we will absolutely not get rid of second ramp and, when we have funds available, we will see about making some improvement in second ramp. It was good to have these property owners at this Board meeting and they were invited to come back anytime, and to perhaps participate in some of our committee work.

As to "how to collect the new additional amount of maintenance fees", a motion was made by Brown, seconded by Kinsey that we wait until next board meeting and see what Jim Anderson may propose as to how to handle this collection. Motion carried.

Committee Reports:

Road Committee: Marx mentioned Brush Hog needs repair. It was pointed out that no motion approval needed because such expense is "normal" maintenance.

Insurance Committee: Jim Austin reported that Bill Powell had had his contractor come up with value for Recreation area buildings, it being \$24,600 on main building and \$2,700 on pump house building. He indicated that he and Kinsey went to the current insurance agent and insurance policy is being endorsed to change amounts of coverage on buildings and also endorse current liability policy so it will give correct liability coverage for the Swimming pool, recreation area, boat ramps and roads. The savings resulting from correcting property coverages should about offset additional charges due for correcting the liability coverages.

Pool Committee: Anna Kinsey reported that the pool has been resurfaced and three automatic chlorinators have been installed. Motion was made by Brown, seconded by Kinsey to contract for payment to Kathy Brenner for the pool season in amount of \$100 per week (\$2,200 for season) for labor to maintain pool, keep bathrooms and recreation area clean and mow recreation area. Motion carried. Motion was made by Kinsey, seconded by Marx to approve \$1,300 for pool chemicals for the season, to be bought in approximately two-month supplies at a time. Motion carried. Motion was made by Brown, seconded by Anderjeski to approve payment of approximately \$100 for additional fencing so new recreation area gate will properly fit. Motion carried. Motion was made by Kinsey, seconded by Brown to postpone action on an additional pump until next meeting (pump will cost about \$318.50). Motion carried. Motion was made by Anderjeski, seconded by Marx to approve expenditure of \$1,800 for new decking under pavilion roof and etch and resurface floor and patch pool deck so will look as good as new, and to be guaranteed indefinitely. Motion carried. Motion was made by Brown, seconded by Anderjeski to postpone any action on buying a Polaris Pool Sweep (\$850.00) until next meeting. Motion carried. Several of the visitors present wanted to be able to pay deposit and sign for "more than one key to the recreation area". After much discussion, a motion was made by Brown, seconded by Kinsey to amend the Recreation Area & Pool regulations to issue up to two keys to a property owner on an "if-available" basis. Motion carried. Then, in connection with keys, a Motion was made by Marx, seconded by Kinsey that after the first fifty keys are disbursed, we order an additional fifty keys so supply will not run out. Motion carried.

Sewer Committee: Frank Shirley reported that 1½ hours had been spent with a Mr. Bush and Mr. Bill Jones (who have been involved in Stowaway Bay addition) and they say we need a Utility Attorney and Bush will try and find one for us. Shirley feels that the whole area—not just Twin Harbors—needs to group together in the effort to get a central sewer system extended to us and other additions near us. Shirley will report further when he hears further from Bush.

Architectural Committee: It was pointed out that two letters have been sent out on violations.

One of the visitors present suggested that a bulletin board be put up at the Recreation area keeping members posted of various developments and perhaps regularly posting copy of most recent minutes of a board meeting.

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

Respectfully submitted,

  
Roy M. Brown, Secretary

Lot #	Name	60	90	120	7 120
1-1-8	Dailey, Bob R (cash)				25
1-1-20	Andrews, Robert L. (cash)				35
1-1-21	Proff, Fred C. (cash)				105
1-1-22	"				525
1-1-38	Reedy, Gilbert R. (cash)		15		
1-1-42	Lindow, Marion E. (cash)				35
1-1-46	Robertson, J. L.				50
1-1-47	Wright, Bessie J.			20	
2-1-1	Labry, Ralph J.				80
2-1-17	Coronado, Ruben				25
2-1-30	Brightwell, John (cash)				35
2-1-43	Anderjeski, Ray (cash)		15		
2-1-77	Priddy, Gregory (cash)				55
2-1-86	Etzel, A. A., III		15		
2-1-98	Duhon, John				90
2-1-119	Mayhew, John (cash)		15		
2-1-85	David B. Homer	10			
2-1-124	Bowers, Thomas J.		15		
2-1-151	Seamans, Lynn	10			
2-1-153	Young, Juan (cash)	10			
2-1-185	Proff, May Woods (cash)				555
2-1-190	Khoo, Yee Tong (cash)		15		
2-2-2	Rothlisberger, Herbert L.	10			
2-2-9	O'mera, Brian J.		15		
2-2-13	Glenn, E. S.	10			
2-2-14	"		15		
3-1-5	Fallen, Earl (cash)				80
3-1-6	"				80

Lot #	Name	60	90	120	7/20
3-1-14	Van Uelzer, Dr. S. A (cash)				185
3-1-25	Faubert, Richard A.			20	
3-1-30	Sharif, Abdulla Mohamed		15		
3-1-31	11 (cash)				290
3-1-55	Kelley, Leroy (cash)		15		
3-1-58	Wells, Calvin (cash)				35
3-1-68	Ruiz, Amado (cash)				65
3-1-73	Reaves, Robert				40
3-1-84	Elrod, c. m. (cash)				140
3-1-91	Early, Raymond (cash)				250
3-1-93	Golson, William (cash)			20	
3-1-110	Pitman, Edward (cash)		15		
3-1-117	Capili, Victoria				30
3-1-118	Mc Gaughey, Billy D.				50
3-1-130	Harbour, Donald				25
3-1-131	Nickols, Artz B (cash)				30
3-1-136	Walker, Quita (cash)	10			
3-1-146	Sullivan, Gene	10			
3-1-151	Pettinati, William (cash)				25
3-1-158	Andrews, Robert L. (cash)				25
3-1-202	Peueto, James E (cash)				55
3-1-263	Jiral, Frank J.		15		
3-2-6	Tait, John H.			20	
3-2-9	Williams, James (cash)		15		
3-2-20	Mathews, Bruce (cash)		15		
4-1-4	William Kerse (Billy Luman?)	10			
4-1-12	Johnston, F. Allen				35
4-1-13	11				35

Lot #	Name	60	90	120	7 120
4-1-19	Sharif, Abdulla Mohamed (cash)				115
4-1-27	Theilen, John F				55
4-1-32	Zemer, Leroy L. (cash)		15		
4-1-40	Sciba, John J.	10			
4-1-41	"	10			
4-1-47	Morris, William G. (cash)				50
4-1-54	Gage, Albert	10			
4-1-55	Lightle, Randy G				40
4-1-64	Lawrence, Harry G.	10			
4-1-66	Fridage, Al (cash)	10			
4-2-14	Stanfield, Richard H	10			
4-2-17	Higgs, F. E.			20	
5-1-4	Beardmore, Robert	10			
5-1-5	"	10			
5-1-14	Reynolds, Steve N. (cash)				50
5-1-27	McCain, Roy L. (cash)				30
5-1-29	Steller, Charles		15		
5-1-30	"		15		
5-1-33	Beardmore, Robert	10			
5-1-34	"	10			
5-1-40	Monillas, Carmelita				40
5-1-41	Malcaba, Theodore			20	
5-1-53	Sharif, Abdulla Mohamed (cash)				295
5-1-65	Wafa, J. A. (cash)	10			
5-1-66	"	10			
5-1-67	"	10			
5-1-81	Best, M. R.				30
5-1-82	"				30

Lot #	Name	60	90	120	7 120
5-1-86	Jakob, Alfredo (cash)	10			
5-1-92	Cargill, Jimmy (cash)				30
5-1-94	Sharif, Abdulla Mohamed (cash)				295
5-1-99	Malcoba, Theodore	10			
5-1-100	"	10			
5-1-101	Fernandez, Enrique, Jr (cash)				75
5-1-201	Cockrell, Ben				35
5-2-7	<del>Kentgens, Fred</del> (cash) Ernest Phillips				75
5-2-12	Parker, Richard S.				30
5-2-22	Farrell, G. D. Sr (cash)		15		
	Totals	240	270	120	5 65

Grand Total \$5,995

INCOME STATEMENT  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 03/01/86 TO 03/31/86

ACCOUNT NAME	MONTH	YEAR TO DATE
<b>REVENUE</b>		
NATIONAL LAND	2419.91	17323.91
DIRECT	590.00	2585.00
FILING	0.00	0.00
INTEREST REC'D	55.14	826.67
TRACTOR MOWING	25.00	75.00
TRACTOR MISCELLANEOUS	0.00	0.00
POOL KEYS	0.00	0.00
OTHER	0.00	0.00
<b>TOTAL REVENUE</b>	<b>3090.05</b>	<b>20810.58</b>
<b>GROSS PROFIT/LOSS</b>	<b>3090.05</b>	<b>20810.58</b>
<b>EXPENSES</b>		
SALARIES	0.00	600.00
POOL	7932.77	8313.40
INSURANCE	0.00	759.00
LEGAL & ACCT EXP	285.20	1240.20
SECURITY	0.00	0.00
OTHER (MISCELLANEOUS)	0.00	120.00
OFFICE <i>(wanda warden)</i>	100.00	736.02
CLUB & OTHER (MAINT))	0.00	0.00
REPAIR & MAINT-ROADS	50.00	30261.27
TRACTOR	0.00	282.29
OTHER TRACTOR EXPENSES	0.00	70.02
TAX EXP PROPERTY	0.00	2044.79
UTILITIES	112.30	945.33
<b>TOTAL EXPENSES</b>	<b>8480.27</b>	<b>45372.32</b>
<b>PROFIT/LOSS</b>	<b>-5390.22</b>	<b>-24561.74</b>

DETAILED GENERAL LEDGER  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 03/01/86 TO 03/31/86

CCT UM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANCE
		<u>CASH</u>		
000	Cash in Bank	7633.22		
Total	Cash Disbursements		-8480.27	
Total	Cash Receipts		3090.05	
		<u>RECEIPTS</u>		
051	NATIONAL LAND	-14904.00		2243.00 ✓
CR#17	NATIONAL LAND		-2419.91	
				<u>YEAR-TO-DATE</u>
				-17323.91
052	DIRECT	-1995.00		
CR#1	SPERLING(D) 2-1-60		-25.00	
CR#2	HAMMOND (D) 2-1-189		-45.00	
CR#3	MAYHEW (D) 2-1-119		-20.00	
CR#4	REEDY (D) 1-1-38		-55.00	
CR#6	FRIDAYS (D) 4-1-66		-25.00	
CR#7	SCHIELE 3-1-59		-30.00	
CR#8	STAGNER 2-1-195		-80.00	
CR#9	TRUELOVE 5-2-9		-40.00	
CR#10	DAUSSIN 2-1-187+188		-30.00	
CR#11	KELLEY 3-1-55		-20.00	
CR#12	HUGGINS 3-2-15		-50.00	
CR#13	BLACKWELL 5-1-17		-60.00	
CR#14	COX 1-1-19		-50.00	
CR#15	NICKOLS 3-1-134		-35.00	
CR#16	ROSSO 2-1-159		-25.00	
			<u>Total 565.00</u>	
				-2585.00
250	INTERES T REC'D	-771.53		
CR#18	INTEREST REC'D CHECKING		-55.14	
				-826.67
491	TRACTOR MOWING	-50.00		
CR#5	SMITH-MOWING		-25.00	
				-75.00
		<u>DISBURSEMENTS</u>		
001	POOL	380.63		
CK#1276	KING SAFE & LOCK		348.50	
CK#1278	ALBERT J. AUSTIN		9.02	
CK#1279	A. S. SMITH & CO.		25.65	
CK#1280	BERYL MARX		27.79	
CK#1282	KING SAFE & LOCK		548.50	
CK#1283	POOLSCRAPE		6973.31	
			<u>Total 7902.77</u>	
				8313.40
520	LEGAL & ACCT EXP	955.00		
CK#1281	JAMES A. ANDERSON		285.20	

*Balance Bk as of March*



DETAILED GENERAL LEDGER  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 03/01/86 TO 03/31/86

CCT UM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANCE
610	OFFICE			1240.20
CK#1275	AAA WONDERWORD	636.02	100.00	
710	REPAIR & MAINT-ROADS			736.02
CK#1280	BERYL MARX	30211.27	50.00	
820	UTILITIES			30261.27
CK#1273	SHECO	833.03	57.30	
CK#1274	ONALASKA WATER		25.00	
CK#1277	IMPALA WOODL POA		30.00	
				945.33

CASH RECEIPTS JOURNAL  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 03/01/86 TO 03/31/86

#	DATE	REFERENCE	DEPOSIT AMOUNT	ACCT NUM.	AMOUNT
1	03/01/86	SPERLING(D) 2-1-60	25.00	4052	-25.00
2	03/05/86	HAMMOND (D) 2-1-189	45.00	4052	-45.00
3	03/05/86	MAYHEW (D) 2-1-119	20.00	4052	-20.00
4	03/05/86	REEDY (D) 1-1-38	55.00	4052	-55.00
5	03/01/86	SMITH-MOWING	25.00	4491	-25.00
6	03/01/86	FRIDAYE (D) 4-1-66	25.00	4052	-25.00
7	03/17/86	SCHIELE 3-1-59	30.00	4052	-30.00
8	03/17/86	STAGNER 2-1-195	80.00	4052	-80.00
9	03/17/86	TRUELOVE 5-2-9	40.00	4052	-40.00
10	03/21/86	DAUSSIN 2-1-187+188	30.00	4052	-30.00
11	03/21/86	KELLEY 3-1-55	20.00	4052	-20.00
12	03/28/86	HUGGINS 3-2-15	50.00	4052	-50.00
13	03/12/86	BLACKWELL 5-1-17	60.00	4052	-60.00
14	03/12/86	COX 1-1-19	50.00	4052	-50.00
15	03/12/86	NICKOLS 3-1-134	35.00	4052	-35.00
16	03/12/86	ROSSO 2-1-159	25.00	4052	-25.00
17	03/12/86	NATIONAL LAND	2419.91	4051	-2419.91
18	03/31/86	INTEREST REC'D CHECKING	55.14	4250	-55.14

TOTAL RECEIPTS:                    3090.05 ✓

Copy

CASH DISBURSEMENTS JOURNAL  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 03/01/86 TO 03/31/86

HECK UMBER	DATE	PAYEE	CHECK AMOUNT	ACCT NUM.	AMOUNT
273	03/04/86	SHECO	57.30	5820	57.30
274	03/04/86	ONALASKA WATER	25.00	5820	25.00
275	03/04/86	AAA WONDERWORD	100.00	5610	100.00
276	03/11/86	KING SAFE & LOCK	348.50	5001	348.50
277	03/13/86	IMPALA WOODL POA	30.00	5820	30.00
278	03/13/86	ALBERT J. AUSTIN	9.02	5001	9.02
279	03/13/86	A. S. SMITH & CO.	25.65	5001	25.65
280	03/13/86	BERYL MARX	77.79	5001 5710	27.79 50.00
281	03/13/86	JAMES A. ANDERSON	285.20	5520	285.20
282	03/24/86	KING SAFE & LOCK	548.50	5001	548.50
283	03/24/86	POOLSCRAPE	6973.31	5001	6973.31
TOTAL DISBURSEMENTS:			8480.27		✓

OK KD