

Twin Harbors on Lake Livingston  
PROPERTY OWNERS ASS'N, INC.  
BOARD OF DIRECTORS MEETING  
July 13, 1985

The regular monthly meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2:00PM Saturday July 13, 1985 at Howard Weidemann's house in Twin Harbors.

The meeting was called to order by President Carlson. All directors were present except Durr and Jennings. No visitors were present.

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

Phyllis Austin presented the treasurers report, copy attached. Motion was made by Weidemann, seconded by Brown, that the report, including a report on delinquent notices sent out, be accepted as presented and motion carried.

Old Business: It was reported that Myron Steves Co. in Houston has declined to give quote on Officers & Directors liability insurance because financial statement for the year 81/82 was missing. President Carlson will send a copy of the financial report that was presented to the Property Owners Ass'n for that year and see if this will be acceptable so quote can be given to us. Matter of whether or not to have Jim Anderson handle certain functions for our Association for a fee. Lengthy discussion followed with Carlson pointing out the responsibility of our Ass'n treasurer: He indicated Treasurer should make deposits of maintenance fees including checks from Nation Land, keep track of tractor fees, prepare check balance and keep record of other fees including pool keeps income. Then the cost for Anderson's services was discussed. It was pointed out that there would be a "start-up" fee to program a computer which would be a maximum fee of \$400. Then Anderson would charge \$75.00 per month which would include monthly reports, IRS forms preparation, posting of maintenance fees, inform us of delinquent accounts, and preparation of audit & financial reviews. Motion was made by Anderjewski, seconded by Brown that we avail ourselves of Anderson's services at \$75.00 per month plus reimburse him for the approximately \$400 fee to program the computer as outlined above. Motion carried.

President Carlson read letters the Sewer Committee suggested be send to TRA and Water Quality Board (copies attached) and a motion was made by Weidemann, seconded by Anderjewski that the letters be mailed. Motion carried.

As to the unsightly commercial property owned by James Pevito at entrance to Twin Harbors, Jim Austin will see about a "city suit" on the deed restriction violations because the District Attorney in Livingston will not handle. As to Tractor mowing, it was pointed out that Art Brenner does not have time to do all necessary mowing. Vick Vickers will help do some of it and will keep the Tractor on vacant lot near his yard.

Committee Reports:

Pool: Weideman reports he has talked with a Paint Co. and will get cost-quote to repaint recreation area floor, for mixing of sand with paint. Carlson indicated that some floor boards around the pool restrooms need to be replaced. Motion made by Brown, seconded by Weidemann that up to \$200 be spent doing this. Motion carried. Jim Austin pointed out that several persons, of the "Lamb family" were breaking rules at the Pool. Foul language, etc. He says upon threat of calling the police, the people left but then came back again. Austin suggested a letter be sent telling the people they are banned from using the pool area. Before sending a letter, Carlson says he will talk with

Kathy Brenner and determine the owner of the pool key being used so we can send a letter to whoever paid for and got the key these people are using. Its possible we may have to come up with new lock and new keys for everyone.

Road Committee: Jim Austin proposed laying 3 loads of base & chip & seal Creekside Circle and on Moonlight drive. It was pointed out that within \$141 of allowable for road work this year. <sup>has been spent</sup> According to my notes, no motion was made regarding this proposal.

Sewer Committee: Already covered regarding letters to send.

New Business:

Boat Ramp & Light: Jim Austin suggested we disconnect light at second boat ramp and put it up at Twin Harbors main entrance. In following discussion, it was noted that the Association owns the ramp land and it would take about \$600 to fix it so would be usable -- and last year it was determined by the Board that it was not worthwhile and that the second boat ramp was not really needed. Motion was made by Austin, seconded by Weidemann to disconnect the light at 2d boat ramp and have a new one put up at main entrance to Twin Harbors. Motion passed; Austin will contact SHECO and handle this.

Dumptster in Impala Woods: Motion was made by Weidemann, seconded by Brown that if acceptable to Impala Woods subdivision, Twin Harbors pay 1/3 of monthly cost of their dumpster so we can use it for trash.

School Bus: Motion was made by Austin, seconded by Anderjewski that we permit only one Bus stop for pickup and discharge of school children and that this be at the Main boat Ramp parking area. <sup>Motion carried.</sup> Secretary will send letter to the Onalaska School System and to the parents or guardians of the children known to now ride school bus. (Copy of letter attached).

Stickers: Motion was made by Weideman, seconded by Anderjeski to buy One thousand TH stickers at cost of \$271.50. Motion passed.

There being nothing more to come before the board, motion was made by Weidemann, seconded by Austin that the meeting adjourn. Motion carried and meeting adjourned at 4:42 PM.

Respectfully submitted,

  
Roy M. Brown, Secretary



**On Lake Livingston**  
**PROPERTY OWNERS ASSOC., INC.**

P.O. BOX 752  
ONALASKA, TEXAS 77360

July 19, 1985

Onalaska Independent School District  
P. O. Box 1000  
Onalaska, Texas 77360

Attention: Mr. Jake Sherman

Re: School Bus Routeing

Gentlemen:

Beginning with the fall semester of the 1985-86 School Year, our Property Owners Association requests that you change your "School Bus pickup and delivery of children" in Twin Harbors so that there is only one pickup and delivery spot -- that being the Main Boat Ramp Parking Area. In the past, the School Bus has made stops at the home of each child and we no longer want this done.

Sincerely,

Roy M. Brown  
Secretary of the Board of Directors

cc: Mr. Ray Carlson  
President of the Board

Dean Stagner  
P. O. Box 207  
Onalaska, Tex 77360

A. E. Brenner  
P. O. Box 1274  
Onalaska, Tex 77360

Raymond C. Carlson  
Rt. 2, Box 505  
Livingston, Tex 77351

Beverly Phillips  
% K. Brenner  
P. O. Box 1274  
Onalaska, Tex 77360

NOTE TO PERSONS TO WHOM COPIES  
OF THIS LETTER IS BEING SENT:

The Board of Directors made this decision because the regular use of the heavy school buses over our roads has caused considerable extra expense in road maintenance and repairs, which extra expense does not seem in the best interest of the majority of property owners.

TWIN HARBORS SUBDIVISION  
CASH FLOW - JUNE 1985

	CURRENT MTD	YTD
INCOME : MAINT. FEE	3,305.00	28,797.76
TRACTOR	0.0	200.00
INT. - CHECKING	101.76	1,316.54
C.D.	0.0	736.28
TOTAL	3,406.76	31,050.58
LESS: EXPENSES: <u>RECREATION AREA</u>		
POOL	463.97	2,570.36
CLUB	0.0	132.70
UTILITIES	234.02	1,316.06
SUPPLIES	0.0	210.65
CHEMICALS	70.99	468.64
TOTAL - RECREATION AREA	<768.98>	<4,698.41>
<u>ROADS &amp; PROPERTY</u>		
MAINTENANCE	15,128.86	21,135.96
TRACTOR	0.0	665.35
OTHER	0.0	130.20
TOTAL - ROADS & PROPERTY	<15,128.86>	<21,931.51>
<u>ADMINISTRATIVE COSTS</u>		
SUPPLIES	74.60	204.37
INSURANCE	0.0	945.00
TAXES	0.0	1,992.65
PROFESSIONAL FEE	0.0	23.00
SECURITY	0.0	1,047.96
OTHER	0.0	66.45
TOTAL - ADMINISTRATIVE	<74.60>	<4,279.43>
TOTAL EXPENSES	<15,972.44>	<30,909.35>

# Delinquent Notices sent & Amount overdue

May 31, 1985	NAME	Amount Due			
	Andrews, Robert	85.00	sec. 3-1-84	1st	158
	Best, M.R.	160.00	5	1	82,81
	Blackwell, R.H.	25.00	5	1	17
	Brightwell, John	51.34	2	1	30
	Capili, Victoria	35.00	3	1	117
	Coronado, Ruben	25.00	2	1	17
	Duhon, John	45.00	2	1	98
	Early, Raymond	200.00	3	1	91
	Elrod, E.M.	90.00	3	1	84
	Fallon, Earl	60.00	3	1	5,6
	Farrell, H.D.	25.00	5	2	22
	Fernandez, Enrique	25.00	5	1	101
	Golson, W.R.	70.00	3	1	93
	Jakob, Alfredo	35.00	5	1	85,86
	Labry, Ralph	30.00	2	1	1
	Mc Cain, Ray	45.00	5	1	27
	Mc Laughrey, Billy	115.00	3	1	118
	Mallett, Trey	25.00	3	2	20
	Monillas, Carmelita	40.00	5	1	40
	Murphy, Thomas	30.00	5	1	31
	Pereto, James	75.00	3	1	903
	Poffenbarger, Luvinia	75.00	1	1	13
	Proff, Fred	1135.00	2	1	21,22 185
	Reedy, Gilbert	80.00	1	1	38
	Sharif, Abdulla	1800.00 + others	54	1	30,31 19
	Smith, Mike	55.00	2	1	140

May 31, 1985.

Name				
Soli, Perry	105.00	sec - 2 -	Bb - 1	lot 1
Stagner, Dean	50.00	2	1	195, 196
VanVelzer, Dr. S.A.	55.00	3	1	14
Vaughn, Steven	40.00	2	2	8
Wafa, J.A.	125.00	5	1	63, 67
Walber, Quita	80.00	3	1	136
Young, Ivan	85.00	2	1	15
total	4,976.34			

Repo List				
Hance - sec - 1	bb 1	lot 6		30.00
Kestler	2	1	96	40.00
Herridge	3	1	142	30.00
Wilmoth	4	1	18	75.00
Uhyrick	4	1	22	20.00
Uhyrick	4	1	23	20.00
Brown	4	1	58	100.00
Myers	4	1	73	55.00
Stuart	5	2	15	70.00
Russell	2	1	149	115.00
Saldivar	4	1	30	95.00
Jones	2	1	128	105.00
Keese	4	1	4	20.00

Total 775.00