

Anderson

TWIN HARBORS ON LAKE LIVINGSTON  
PROPERTY OWNERS ASS'N, INC.  
BOARD OF DIRECTORS MEETING  
August 10, 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 August 10, 1985 at Jim Austin's house in Twin Harbors.

The meeting was called to order by President Carlson. All Directors were present except Jennings. Visitors present were Phylis Austin, Jim Anderson, Kathy Brenner, Vick Vickers, Mrs Heckler and Mr. Sample.

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

Financial report was presented by Phylis Austin. Copy is attached. It was pointed out that the \$10,000 Certificate of deposit had been cashed in and the overall total cash on hand as of July 31, 1985 was \$25,305.18 -- all now in the Association's checking account. Motion was made by Weidemann, seconded by Jim Austin that the report be accepted as presented. Motion carried.

Various bills were presented for payment. Motion was made by Weidemann, seconded by Austin that payment be approved and motion carried. Motion was made by Brown, seconded by Derr to approve the \$50 additional expense incurred to replace boards between Rec. room bathrooms and boards on the steps. Motion carried.

Old Business: The matter of National Land programming their computer as we had previously approved, fell thru. Jim Anderson proposed an alternative (see his letter attached) indicating that if our association raises the already approved \$75.00 per month fee to him to \$85.00 per month, he will get records up to date and do what the reprogrammed computer would have done. And, this will eliminate the approximately \$400 one-time expense we would have had if Nat'l Land's computer had been reprogrammed. Motion was made by Anderjeski, seconded by Weidemann that we accept this and the motion carried. (Note: Anderson is to be paid quarterly).

As to use of Impala Woods dumpster, it was pointed out that Twin Harbors residents can now use it and our association will not have to make any payment to Impala Woods.

As to Officers & Directors liability insurance quotation, Carlson said the financial report Myron Steves Co. in Houston needed, it had been sent to them but we have no answer yet.

As to Pevito property at entrance to Twin Harbors, a Title Company has made an inquiry as to whether or not his maintenance fees are paid up to date, so the property must be in process of a sale. Vick Vickers will call Pevito and tell him the Board has authorized Vickers to clean up the subject property and then Vickers, along with Carlson, will clean up the grounds and haul trash off. We will send Pevito a bill for \$50. for cleaning place up. As to TH Stickers, they will be available at the Annual meeting.

New Business: Regarding the upcoming annual meeting, (Copy of notice sent to property owners is attached) some proxies are now in but some mailings were returned not having been sent to a "good address". A discussion of whether to "close" the pool during annual meeting ended up with no decision to close the pool; just try and keep pool users quiet during the meeting.

Committee ReportsRoad Committee: Jim Austin presented proposal as follows:

\$3,802. to chip & seal Creekside Circle plus \$567. for two truck loads of dirt; \$3,290 to chip and seal 900' on Moonlight Drive plus \$283.50 for one load of dirt; \$1,975. to chip and seal 400' of Sunset Drive plus \$283.50 for one load of dirt; \$440. for cost of equipment to do all three jobs. Overall total of proposed expenditures is \$10,641.00. And, then it was proposed that \$359. be authorized for two or three trailers of asphalt mix to fix various potholes, bringing total needed to \$11,000. Motion was made by Brown, seconded by Derr to expend the \$11,000 for this work and the motion carried.

Sewer Committee:

Carlson read letter from TRA (Copy attached) and indicated no reply had yet been received from Water Quality Board. Carlson feels our Association has taken all proper steps to try and get sewer lines extended into our area and that steps have been taken in the proper order. He indicated that he will explain what has been done this year, at annual meeting, and ask property owners if they want to proceed with legal action against National Land. Also will ask members how they feel about trying to get our Sewer Tax monies, past and present, put in escrow. Brown commented that if we take legal action, we will need to budget money for legal expense and, since it takes all the income we now have for road work, pool maintenance, etc., it would seem we would need to consider raising maintenance fees by perhaps \$1. per month (\$12.00 per year).

Pool Committee:

Roger Lamb has told Kathy Brenner he lost his key to Pool area and is coming to get another one. Kathy was told not to issue another key to Lamb and for her to tell Lamb to come to the next Board Meeting and talk to the Board. President Carlson suggested that the Pool Committee draft a letter and present it to the whole board to sign regarding this. Steven Lima signed a receipt for a ring he retrieved from the swimming pool. Receipt is attached.

Architectural Committee:

It was mentioned that there have been several deed restriction violations including Calvin Wells raising rabbits on his property, Powell building a pier without a permit and Carlson bulkheading without a permit. Also that some lots are not being kept mowed. It was pointed out to the Architectural Committee that they need to hold regular meetings, when needed, and take proper steps of action on violations rather than just bringing these things up as "comments" in a Board Meeting.

Other business: Comments about the need for making a fixed charge for keeping Motor homes, trailers and boats at the Recreation area and at the Boat ramp, and comment to again consider paying for security again, should be left for the new board to take up as "old business".

There being nothing more to come before the Board, motion was made by Weidemann, seconded by Austin that the meeting adjourn. Motion carried. Time of adjournment was 4:05 PM.

Respectfully submitted,

Roy M. Brown, Secretary

# TWIN HARBORS SUBDIVISION CASH FLOW - JULY 1985

<u>INCOME :</u>	CURRENT	YTD
MAINTENANCE FEES	2,990.00	31,787.76
TRACTOR	0.0	200.00
INT. - CHECKING	131.63	1,448.17
INT. - CERT. OF DEPOSIT	0.0	736.28
<u>TOTAL</u>	<u>\$ 3,121.63</u>	<u>\$34,172.21</u>

## LESS: EXPENSES - REC. AREA

POOL	200.00	2,770.36
CLUB	250.00	382.70
UTILITIES	25.00	1,341.06
SUPPLIES	0.0	210.65
CHEMICALS	264.80	733.44
<u>TOTAL</u>	<u>&lt; \$ 739.80 &gt;</u>	<u>&lt; \$5,438.21 &gt;</u>

## ROADS & PROPERTY

MAINTENANCE	25.50	2,161.46
TRACTOR	0.0	665.35
OTHER	0.0	130.20
<u>TOTAL</u>	<u>&lt; \$25.50 &gt;</u>	<u>&lt; \$21,957.01 &gt;</u>

## ADMINISTRATIVE COSTS

SUPPLIES	19.79	224.16
INSURANCE	0.0	945.00
TAXES	0.0	1,992.65
PROFESSIONAL FEE	0.0	23.00
SECURITY	14.78	1,062.74
OTHER	0.0	66.45
<u>TOTAL</u>	<u>&lt; \$ 34.57 &gt;</u>	<u>&lt; \$4,314.00 &gt;</u>
<u>TOTAL EXPENSES</u>	<u>&lt; \$ 799.87 &gt;</u>	<u>&lt; \$31,709.22 &gt;</u>