

TWIN HARBORS ON LAKE LIVINGSTON  
PROPERTY OWNERS ASSN., INC.  
BOARD OF DIRECTORS MEETING  
August 9, 1986

The regular monthly meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 2PM Saturday, August 9, 1986 at the home of Jim Austin. It was noted that there had been no July, 1986, meeting of the Board.

Meeting was called to order by President Jim Austin. All directors were present except Ellen Derr. Visitors in attendance were Kathy Brenner, Anna Kinsey, Phyllis Austin, Bill, Sandra and Kimberly Luman.

Minutes of the June 14th meeting were read by Secretary Brown and motion was made by Anderjeski, seconded by Witherspoon that the minutes be accepted as read and the motion carried.

Financial report was presented by Jim Austin (copy of report is attached). A question arose about an office expense of \$103.46, covered by check #1327 showing check was paid to Beryl Marx. It appeared that this is not an office expense and that there must have been an error in "posting". A motion was made by Anderjeski, seconded by Brown that Helen Witherspoon check this incorrect posting with Jim Anderson and get it corrected and that otherwise the financial reports for June & July be accepted as presented and the motion carried.

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

The meeting was opened for "open forum discussion". Bill Luman asked about the status of placing a storage building on an owner's lot. Jim Austin replied that the County Attorney says we have to have on file showing that 66 2/3 of all lot owners approve any change in deed restrictions (which would apply to a change in restrictions now not allowing a storage building) and since we do not have this approval, we could not have taken this matter up at the upcoming property owners annual meeting. Luman indicated that he would have his attorney look at copy of current deed restrictions and report back to a future board meeting.

Old Business: Anderjeski brought up the matter of us putting aside part of the new additional \$5 per lot maintenance fee into a special contingency fund. It was pointed out that in our 3/8/86 board meeting, it had been agreed that this should be started at beginning of the new fiscal year, and the new Board should handle this when the new budget is set up for next year.

New Business: After presentation of bids from Anna Kinsey, a motion was made by Marx, seconded by Leonard Kinsey that we approve expenditure of \$242.00 to install 6" deep guttering and downspout at the Recreation building and motion passed. And, upon motion by Leonard Kinsey, seconded by Brown that we approve \$350.00 expenditure for extra fencing, new posts and new gate at the recreation area, this was approved. Jim Austin presented bids for repair work on Twin Harbors Drive, entrance into Twin Harbors. Motion was made by Marx, seconded by Kinsey to approve expenditure of \$1,225.00 to cover 6 tons of asphalt plus labor to have this work done by Jim Harwood and the motion carried. Motion was made by Anderjeski, seconded by Witherspoon that we revise the fee for mowing lots downward from \$25. to \$20 per lot and motion carried.

Committee reports:

Pool: Anna Kinsey reported that the lock has been fixed on gate and all o.k. now.

Sewer: See attached written report from Frank Shirley, which in essence says one attorney he contacted is on vacation and another he tried to reach has not returned his call; also indicates that PCFD#2 has not received engineers estimate of putting sewer into Twin Harbors yet.

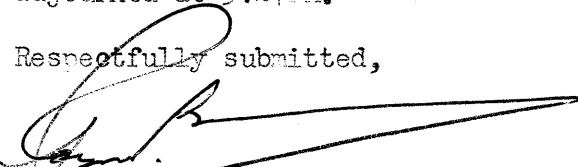
Insurance: Nothing to report.

Road: Marx indicates there is a need to do some backhoe work near culverts. Motion was made by Kinsey, seconded by Anderjeski approving expenditure for eight hours work to take care of this and motion carried.

Architectural: Marx reported that there is one new mobil home going in in Section 1 and may soon be a new house on the "point". There followed a discussion of maintenance fees for the "reserve", large lots recently sold, and it was determined that the "point reserve" is the equivalent of four lots and someone who has bought one half of this reserve will owe maintenance fees equivalent to owning two lots.

There being no further business to come before the board, a motion was made by Marx, seconded by Brown that the meeting adjourn; motion passed and meeting adjourned at 3:27PM.

Respectfully submitted,



Roy M. Brown, Secretary

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7/86

INCOME STATEMENT  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 07/01/86 TO 07/31/86

ACCOUNT NAME	MONTH	YEAR TO DATE
REVENUE		
NATIONAL LAND	2450.00	27193.91
DIRECT	5405.80	13100.80
FILING	0.00	0.00
INTEREST REC'D	77.90	998.33
TRACTOR MOWING	0.00	175.00
TRACTOR MISCELLANEOUS	0.00	0.00
POOL KEYS	190.00	760.00
OTHER	0.00	0.00
TOTAL REVENUE	8123.70	42228.04
	=====	=====
GROSS PROFIT/LOSS	8123.70	42228.04
	=====	=====
EXPENSES		
SALARIES	400.00	1640.00
POOL	544.98	12520.14
INSURANCE	0.00	1094.00
LEGAL & ACCT EXP	0.00	1495.20
SECURITY	0.00	0.00
OTHER (MISCELLANEOUS)	0.00	262.44
OFFICE	308.97	1170.45
CLUB & OTHER (MAINT))	31.56	64.06
REPAIR & MAINT-ROADS	0.00	30800.62
TRACTOR	70.00	476.29
OTHER TRACTOR EXPENSES	0.00	95.02
TAX EXP PROPERTY	0.00	2044.79
UTILITIES	217.24	1537.84
TOTAL EXPENSES	1572.75	53200.85
	=====	=====
PROFIT/LOSS	6550.95	-10972.81
	=====	=====

BALANCE SHEET  
 TWIN HARBOR PROP OWNERS ASSOC  
 AS OF 07/31/86

ACCOUNT NAME	BALANCE	SUBTOTAL	TOTAL
<b>ASSETS</b>			
Cash in Bank	15831.93		
SAVINGS	0.00		
C D'S	0.00		
PETTY CASH	0.00		
ACCOUNTS RECEIVABLE	0.00		
ALLOWANCE FOR BAD DEBTS	0.00		
PREPAID INS	0.00		
FURN & FIX	0.00		
TRACTOR & TRAIL	0.00		
BUILDINGS	0.00		
ROADS	0.00		
ACCUM DEPR FURN & FIX	0.00		
ACCUM DEPR TRAC & TRAIL	0.00		
ACCUM DEPR BUILDINGS	0.00		
	-----		
TOTAL ASSETS		15831.93	
		-----	
		TOTAL ASSETS	15831.93
			=====
<b>LIABILITIES</b>			
NOTES PAYABLE	0.00		
FICA PAYABLE	0.00		
FED W/H PAYABLE	0.00		
SALARIES & WAGES PAY	0.00		
	-----		
TOTAL LIABILITIES		0.00	
		-----	
		TOTAL LIABILITIES	0.00
			-----
<b>EQUITY</b>			
BALANCE	26804.74		
Retained Earnings	0.00		
Profit/Loss	-10972.81		
	-----		
TOTAL EQUITY		15831.93	
		-----	
		TOTAL EQUITY	15831.93
			-----
		TOTAL LIABILITIES AND EQUITY	15831.93
			=====

DETAILED GENERAL LEDGER  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 07/01/86 TO 07/31/86

ACCT NUM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANCE
1000	Cash in Bank	9280.98		
Total	Cash Disbursements		-1572.75	
Total	Cash Receipts		8123.70	
			-----	15831.93
4051	NATIONAL LAND	-24743.91		
CR#9	DEPOSIT		-2450.00	
			-----	-27193.91
4052	DIRECT	-7695.00		
CR#1	DEPOSIT 6-30		-556.00	
CR#2	DEPOSIT		-1414.80	
CR#3	DEPOSIT		-747.00	
CR#4	DEPOSIT		-450.00	
CR#5	DEPOSIT		-211.00	
CR#7	DEPOSIT		-370.00	
CR#8	DEPOSIT		-362.00	
CR#9	DEPOSIT		-465.00	
CR#10	DEPOSIT		-465.00	
CR#11	DEPOSIT		-365.00	
			-----	-13100.80
4250	INTEREST REC'D	-920.43		
CR#12	INTEREST RECEIVED CK		-77.90	
			-----	-998.33
4495	POOL KEYS	-570.00		
CR#6	KEY DEPOSITS		-190.00	
			-----	-760.00
5000	SALARIES	1240.00		
CK#1334	CATHY BRENNER		200.00	
CK#1342	CATHY BRENNER		200.00	
			-----	1640.00
5001	POOL	11975.16		
CK#1335	POOLSCAPE		343.48	
CK#1344	POOLSCAPE		201.50	
			-----	12520.14
5610	OFFICE	861.48		
CK#1337	A & M OFFICE SUPPLY		185.77	
CK#1343	U. S. POSTMASTER		99.00	
CK#1345	A & M OFFICE SUPPLY		24.20	
			-----	1170.45

DETAILED GENERAL LEDGER  
 TWIN HARBOR PROP OWNERS ASSOC  
 PERIOD: 07/01/86 TO 07/31/86

ACCT NUM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANCE
5700	CLUB & OTHER (MAINT))	32.50		
CK#1346	A. S. SMITH CO		31.56	
			-----	64.06
5711	TRACTOR	406.29		
CK#1339	FARMERS SUPPLY		70.00	
			-----	476.29
5820	UTILITIES	1320.60		
CK#1336	IMPALA WOODS POA		30.00	
CK#1338	ONALASKA WATER SUPPLY		25.00	
CK#1340	SHECO		162.24	
			-----	1537.84

CASH RECEIPTS JOURNAL  
 TWIN HARBOR PROP OWNERS ASSOC  
 PERIOD: 07/01/86 TO 07/31/86

OR #	DATE	REFERENCE	DEPOSIT AMOUNT	ACCT NUM.	AMOUNT
1	07/01/86	DEPOSIT 6-30	556.00	4052	-556.00
2	07/01/86	DEPOSIT	1414.80	4052	-1414.80
3	07/06/86	DEPOSIT	747.00	4052	-747.00
4	07/07/86	DEPOSIT	450.00	4052	-450.00
5	07/07/86	DEPOSIT	211.00	4052	-211.00
6	07/07/86	KEY DEPOSITS	190.00	4495	-190.00
7	07/14/86	DEPOSIT	370.00	4052	-370.00
8	07/19/86	DEPOSIT	362.00	4052	-362.00
9	07/20/86	DEPOSIT	2915.00	4051 4052	-2450.00 -465.00
10	07/23/86	DEPOSIT	465.00	4052	-465.00
11	07/28/86	DEPOSIT	365.00	4052	-365.00
12	07/31/86	INTEREST RECEIVED CK	77.90	4250	-77.90
TOTAL RECEIPTS:			8123.70		

CASH DISBURSEMENTS JOURNAL  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 07/01/86 TO 07/31/86

CHECK NUMBER	DATE	PAYEE	CHECK AMOUNT	ACCT NUM.	AMOUNT
1334	07/01/86	CATHY BRENNER	200.00	5000	200.00
1335	07/01/86	POOLSCAPE	343.48	5001	343.48
1336	07/07/86	IMPALA WOODS POA	30.00	5820	30.00
1337	07/07/86	A & M OFFICE SUPPLY	185.77	5610	185.77
1338	07/07/86	ONALASKA WATER SUPPLY	25.00	5820	25.00
1339	07/07/86	FARMERS SUPPLY	70.00	5711	70.00
1340	07/07/86	SHECO	162.24	5820	162.24
1341	07/15/86	Void check			
1342	07/15/86	CATHY BRENNER	200.00	5000	200.00
1343	07/20/86	U. S. POSTMASTER	99.00	5610	99.00
1344	07/28/86	POOLSCAPE	201.50	5001	201.50
1345	07/28/86	A & M OFFICE SUPPLY	24.20	5610	24.20
1346	07/28/86	A. S. SMITH CO	31.56	5700	31.56
1347	07/28/86	Void check			
TOTAL DISBURSEMENTS:			1572.75		



6/86

INCOME STATEMENT  
 TWIN HARBOR PROP OWNERS ASSOC  
 PERIOD: 06/01/86 TO 06/30/86

ACCOUNT NAME	MONTH	YEAR TO DATE
<b>REVENUE</b>		
NATIONAL LAND	2445.00	24743.91
DIRECT	4385.00	7695.00
FILING	0.00	0.00
INTEREST REC'D	36.44	920.43
TRACTOR MOWING	0.00	175.00
TRACTOR MISCELLANEOUS	0.00	0.00
POOL KEYS	70.00	570.00
OTHER	0.00	0.00
<b>TOTAL REVENUE</b>	<b>6936.44</b>	<b>34104.34</b>
	=====	=====
<b>GROSS PROFIT/LOSS</b>	<b>6936.44</b>	<b>34104.34</b>
	=====	=====
<b>EXPENSES</b>		
SALARIES	440.00	1240.00
POOL	480.69	11975.16
INSURANCE	335.00	1094.00
LEGAL & ACCT EXP	255.00	1495.20
SECURITY	0.00	0.00
OTHER (MISCELLANEOUS)	0.00	262.44
OFFICE	103.46	861.48
CLUB & OTHER (MAINT))	0.00	32.50
REPAIR & MAINT-ROADS	125.00	30800.62
TRACTOR	124.00	406.29
OTHER TRACTOR EXPENSES	0.00	95.02
TAX EXP PROPERTY	0.00	2044.79
UTILITIES	55.00	1320.60
<b>TOTAL EXPENSES</b>	<b>1918.15</b>	<b>51628.10</b>
	=====	=====
<b>PROFIT/LOSS</b>	<b>5018.29</b>	<b>-17523.76</b>
	=====	=====

BALANCE SHEET  
 TWIN HARBOR PROP OWNERS ASSOC  
 AS OF 06/30/86

ACCOUNT NAME	BALANCE	SUBTOTAL	TOTAL
<b>ASSETS</b>			
Cash in Bank	9280.98		
SAVINGS	0.00		
C D'S	0.00		
PETTY CASH	0.00		
ACCOUNTS RECEIVABLE	0.00		
ALLOWANCE FOR BAD DEBTS	0.00		
PREPAID INS	0.00		
FURN & FIX	0.00		
TRACTOR & TRAIL	0.00		
BUILDINGS	0.00		
ROADS	0.00		
ACCUM DEPR FURN & FIX	0.00		
ACCUM DEPR TRAC & TRAIL	0.00		
ACCUM DEPR BUILDINGS	0.00		
	-----		
	TOTAL ASSETS	9280.98	
		-----	
		TOTAL ASSETS	9280.9
			=====
<b>LIABILITIES</b>			
NOTES PAYABLE	0.00		
FICA PAYABLE	0.00		
FED W/H PAYABLE	0.00		
SALARIES & WAGES PAY	0.00		
	-----		
	TOTAL LIABILITIES	0.00	
		-----	
		TOTAL LIABILITIES	0.0
<b>EQUITY</b>			
BALANCE	26804.74		
Retained Earnings	0.00		
Profit/Loss	-17523.76		
	-----		
	TOTAL EQUITY	9280.98	
		-----	
		TOTAL EQUITY	9280.9
	TOTAL LIABILITIES AND EQUITY		9280.9
			=====

DETAILED GENERAL LEDGER  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 06/01/86 TO 06/30/86

ACCT NUM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANC
1000	Cash in Bank	4262.69		
Total	Cash Disbursements		-1918.15	
Total	Cash Receipts		6936.44	
				9280.9
4051	NATIONAL LAND	-22298.91		
CR#11	NATIONAL LAND		-2445.00	
				-24743.9
4052	DIRECT	-3310.00		
CR#1	RECEIPTS		-15.00	
CR#3	DEPOSITS		-80.00	
CR#4	DEPOSITS		-500.00	
CR#5	DEPOSITS		-435.00	
CR#6	DEPOSITS		-60.00	
CR#7	DEPOSITS		-145.00	
CR#8	DEPOSITS		-320.00	
CR#9	DEPOSITS		-755.00	
CR#10	DEPOSITS		-360.00	
CR#12	DEPOSITS		-130.00	
CR#13	DEPOSITS		-295.00	
CR#14	DEPOSITS		-345.00	
CR#15	DEPOSITS		-120.00	
CR#16	DEPOSITS		-345.00	
CR#17	DEPOSITS		-315.00	
CR#18	DEPOSITS		-165.00	
				-7695.0
4250	INTEREST REC'D	-883.99		
CR#19	INTEREST RECEIVED CHECK		-36.44	
				-920.4
4495	POOL KEYS	-500.00		
CR#2	KEY DEPOSITS		-70.00	
				-570.0
5000	SALARIES	800.00		
CK#1323	R. K. ENTERPRISE		40.00	
CK#1325	CATHY BRENNER		200.00	
CK#1320	CATHY BRENNER		200.00	
				1240.0
5001	POOL	11494.47		
CK#1321	ALBERT J AUSTIN		7.95	
CK#1323	R. K. ENTERPRISE		320.12	
CK#1328	A. S. SMITH		12.82	

DETAILED GENERAL LEDGER  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 06/01/86 TO 06/30/86

ACCT NUM.	ACCOUNT NAME	BALANCE FORWARD	CURRENT MONTH	BALANC
CK#1331	BOLLIER PLUMBING SERVICE		32.50	
CK#1332	BERYL MARX		100.00	
CK#1320	CATHY BRENNER		7.30	
-----				11975.1
5430	INSURANCE	759.00		
CK#1329	PETE REINTHALER INS		335.00	
-----				1094.0
5520	LEGAL & ACCT EXP	1240.20		
CK#1330	JAMES A. ANDERSON		255.00	
-----				1495.2
5610	OFFICE	758.02		
CK#1324	U. S. POSTMASTER		99.00	
CK#1327	BERYL MARX		4.46	
-----				861.4
5710	REPAIR & MAINT-ROADS	30675.62		
CK#1333	JOHN CHAPMAN		125.00	
-----				30800.6
5711	TRACTOR	282.29		
CK#1327	BERYL MARX		99.00	
CK#1332	BERYL MARX		25.00	
-----				406.2
5820	UTILITIES	1265.60		
CK#1322	ONALASKA WATER SUPPLY		25.00	
CK#1326	IMPALA WOODS POA		30.00	
-----				1320.6

CASH RECEIPTS JOURNAL  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 06/01/86 TO 06/30/86

CR #	DATE	REFERENCE	DEPOSIT AMOUNT	ACCT NUM.	AMOUNT
1	06/02/86	RECEIPTS	15.00	4052	-15.00
2	06/04/86	KEY DEPOSITS	70.00	4495	-70.00
3	06/09/86	DEPOSITS	80.00	4052	-80.00
4	06/10/86	DEPOSITS	500.00	4052	-500.00
5	06/10/86	DEPOSITS	435.00	4052	-435.00
6	06/10/86	DEPOSITS	60.00	4052	-60.00
7	06/12/86	DEPOSITS	145.00	4052	-145.00
8	06/12/86	DEPOSITS	320.00	4052	-320.00
9	06/16/86	DEPOSITS	755.00	4052	-755.00
10	06/17/86	DEPOSITS	360.00	4052	-360.00
11	06/20/86	NATIONAL LAND	2445.00	4051	-2445.00
12	06/20/86	DEPOSITS	130.00	4052	-130.00
13	06/23/86	DEPOSITS	295.00	4052	-295.00
14	06/23/86	DEPOSITS	345.00	4052	-345.00
15	06/24/86	DEPOSITS	120.00	4052	-120.00
16	06/26/86	DEPOSITS	345.00	4052	-345.00
17	06/27/86	DEPOSITS	315.00	4052	-315.00
18	06/28/86	DEPOSITS	165.00	4052	-165.00
19	06/30/86	INTEREST RECEIVED CHECK	36.44	4250	-36.44
TOTAL RECEIPTS:			6936.44		

CASH DISBURSEMENTS JOURNAL  
TWIN HARBOR PROP OWNERS ASSOC  
PERIOD: 06/01/86 TO 06/30/86

CHECK NUMBER	DATE	PAYEE	CHECK AMOUNT	ACCT NUM.	AMOUNT
1320	06/01/86	CATHY BRENNER	207.30	5001	207.30
		Void check #1320	-207.30	5001	-207.30
1321	06/02/86	ALBERT J AUSTIN	7.95	5001	7.95
1322	06/02/86	ONALASKA WATER SUPPLY	25.00	5820	25.00
1323	06/02/86	R. K. ENTERPRISE	360.12	5000 5001	40.00 320.12
1324	06/03/86	U. S. POSTMASTER	99.00	5610	99.00
1325	06/14/86	CATHY BRENNER	200.00	5000	200.00
1326	06/15/86	IMPALA WOODS POA	30.00	5820	30.00
1327	06/15/86	BERYL MARX	103.46	5610 5711	4.46 99.00
1328	06/15/86	A. S. SMITH	12.82	5001	12.82
1329	06/15/86	PETE REINTHALER INS	335.00	5430	335.00
1330	06/15/86	JAMES A. ANDERSON	255.00	5520	255.00
1331	06/15/86	BOLLIER PLUMBING SERVICE	32.50	5001	32.50
1332	06/17/86	BERYL MARX	125.00	5711 5001	25.00 100.00
1333	06/17/86	JOHN CHAPMAN	125.00	5710	125.00
1320	06/01/86	CATHY BRENNER	207.30	5001 5000	7.30 200.00

TOTAL DISBURSEMENTS: 1918.15

8-9-86

Report:  
By Frank Shirley

Mr. Muggie, Austin, Texas attorney recommended by Gene Bush is on a 4 month vacation and will be unable to help at the present.

Mr. Johnson, Houston, Texas attorney recommended by Jo McCain has not responded to my four telephone calls.

Jo McCain of the Polk County fresh water district said the engineer who was to give estimates of the cost of putting sewer in Twin Harbor has not done so as of August 1, 1986.

Frank P. Shirley

SEWER COMMITTEE REPORT

July 12, 1986

Attorney Gene Bush contacted Frank Shirley and gave him a telephone number to contact. Frank Shirley telephone Mr. John Muegge 512- 474- 8438 two times and he didn't return his call.

Frank Shirley contacted the T.R.A. and they said the estimates on how much it would cost to put in the sewer would not be ready untill August.

Frank Shirley