

TWIN HARBORS ON LAKE LIVINGSTON
PROPERTY OWNERS ASS'N, INC.
BOARD OF DIRECTORS MEETING
December 17, 1985

*Extra
Income*

A special meeting of the Board of Directors of the Twin Harbors on Lake Livingston Property Owners Association was held at 1:00PM Saturday December 7, 1985 at the home of Roy Brown. There was no regular meeting held in November because not enough directors were present and, since it was determined that there would not be enough directors present for the December meeting, if held on December 14, 1985, this month's meeting was called for December 7, 1985.

The meeting was called to order by Vice President Leonard Kinsey. Directors present were J. Austin, R. Brown, E. Derr, Helen Witherwpoon, Jean Heckler and L. Kinsey. President Carlson and R. Anderjeske were absent. Visitors in attendance were Anna Kinsey, Beryl Marx and Ed Glenn.

Minutes of the previous meeting of October 12th were read by Secretary Brown. Motion was made by Derr, seconded by Witherspoon that the minutes be accepted as read and the motion carried.

Treasurers report was given by R. Brown, from information furnished by Jim Anderson. Report showed a check book balance at the end of November to be \$20,084.27 which did not include approximately \$2,500 for maintenance fees due us from National Land. Check for this should be in in a few days. Motion was made by Derr, seconded by Witherspoon that this report be accepted and motion carried.

Old Business:

Shelter for School Children at Bus stop. Nothing to report as Carlson was to check on cost but he was absent from this meeting.

As to possibility of amending by-laws so property owners might give up any right to sue the Board and/or Board members, Brown indicated that word from an attorney is that you cannot take away a persons right to sue, so nothing can be accomplished by by-law amendments.

As to possibility of selling the second boat ramp location, Beryl Marx says it would take approval by 75% of all the property owners to sell any "community owned" property.

New Business:

Marx indicated that he and about six other property owners are desirous of hooking into Onalaska Sewer system and want to check into the cost of extending lines to their lots, which cost they would share and pay, but would like to get an o.k. from the Board before checking into this more. Quite a discussion resulted from this; Marx indicated that there are already two property owners who have hooked into the system. It appeared that most of the directors were not aware some had hooked into the system and it seemed consensus of opinion of all directors present that the Board certainly would not extend any approval until we hear from a lawyer as to his opinion on possibility of us having FWD taxes placed in escrow until the entire subdivision can hook into the sewer system. Papers are being reviewed by Attorney Norton at this time and it was the feeling of the Board members present that we might hurt our overall position by giving any sanction to some who are within a certain distance of the FWD lines to go on and hook on. Since no motion was made to give any o.k. to these seven, no action was taken -- pending hearing from our attorney. It was pointed out that we are required, by motion at the last annual meeting, to get attorney's opinion.

Committee Reports:

Road: Jim Austin reports that he and Beryl Marx are going to get asphalt next week to fix potholes. It appearing that the \$359 approved at 8-10-85 meeting for materials and labor to fix potholes would not be enough, a Motion was made by Austin, seconded by Derr approving up to an additional \$341 for materials and labor bringing total to maximum of \$700 approved for pothole repairs. Motion carried.

Pool: Letter from Anna Kinsey was turned over to the Board and read by Secretary (copy of letter attached) pointing out things which need be done in the pool area, such as repair of pool pump, add more drain lines for septic tank in pool area (because septic is draining above ground), resurfacing pool before it opens next year and replacing the gate at recreation area. It was indicated that the pool committee needs come up with estimates of cost to do these things and report to next meeting.

Architectural committee: Austin reported that the Tractor had been turned over to Beryl Marx and mowing has been done. Austin made Motion, it was seconded by Heckler requiring that in the future all letters going out to property owners regarding deed restriction violations be signed by "all directors". Motion carried.

Sewer: In the absence of Chairman Carlson, it was reported that the original attorney contacted for an opinion of what our chances would be to cause our sewer taxes to be placed in escrow and what our chances would be in bringing any suit to cause us to be hooked into the sewer system . . . would not even take a look at the situation for \$1,000. So, copies of all letters we have written to various places such as Polk County Fresh Water District #2 have been turned over to Mr. Norton who says he will give us an evaluation of our position. Board members expressed a desire that Ray Carlson get after the Attorney and get us an opinion as quickly as possible!

One bill was presented for payment -- \$115.00 for mowing. Motion was made by Austin, seconded by Heckler for payment approval and motion carried.

Brown suggested board members give serious consideration to an increase in the monthly maintenance fee. Various amounts of increase were discussed, some feeling it best to raise it more than perhaps just \$1 per month because then another increase might be necessary real soon. It was also mentioned that it would seem that prudent board members should view an increase as making a change which is in the best interest of all property owners because if we do not have more revenue, property cannot be kept in proper condition so that property values maintain the level members would want. When Officers & Directors liability insurance is available, and when major repairs are made to the Pool and when legal expense is incurred regarding our sewer situation, money has to come from somewhere and as it is it takes all the dues just to cover current expenses. Members are to think of an amount of increase and go over this at next meeting.

There being no further business to come before the Board at this time, motion was made by Witherspoon, seconded by Derr that the motion adjourn. Motion carried and meeting adjourned at approximately 2:15PM.

Respectfully submitted,


Roy M. Brown, Secretary

October 8, 1985

Twin Harbors Property Owners Association
Onalaska, TX 77360

Attention Board of Directors

Gentlemen:

We would like to submit a list of repairs to the pool and adjacent area that need to be handled as soon as possible.

1. No. 1 Pool Pump - the sleeve is cracked in half and is leaking. This pump is and has been turned off for some time. Repairs and/or replacement to the pump must be done before pool season next year.
2. Pool Area Septic - The septic is draining above ground at the northeast corner of the pool area. It is impossible to mow this area because the standing sewer water has assisted the growth of weeds and created a health hazard near the pool itself. We are obtaining an estimate to add more fill lines to the septic.
3. Resurfacing Pool - A complete resurface of the pool is needed. The pool interior has many cracks and the entire surface is of rough enough texture to cause abrasions on active children's feet and hands. We recommend this resurfacing be accomplished early spring when the pool is normally drained. An estimate will be obtained.
4. Gate - The gate needs replacing for obvious reasons.

Respectfully,

Anna Kinsey

Pool Committee
Twin Harbors Property Owners Association

TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC

FINANCIAL STATEMENT
NOVEMBER 2, 1985

I. BALANCE IN CHECKING 10/12/85

\$ 18,067.98

DEPOSITS: NATIONAL LAND \$2465.00
MAINT FEES DIRECT 30.00
INTEREST CHECKING 138.92
M.F. PAST DUE -0-

2,633.92
20,701.90
\$(3,034.82)

CHECKS WRITTEN:

BALANCE IN CHECKING 11/2/85

17,667.08

II PAST DUE MAINT. FEES 10/23/85
8/31/85 (ADJ)

\$ 5,270.00
\$ 5,040.00

III EXPENSES THROUGH 11/2/85

POOL, etc

\$ 2,233.97

ROADS & PROPERTY

36.59

ADMINISTRATIVE & TAXES

2,774.26
\$ 3,034.82

IV WORKING CASH BALANCE 11/2/85

INC EST OUT 85 M.F. \$2465
NAT'L LAND

\$ 20,132.08

V. VOUCHERS

PETE REINTHALER - AUTO LIABILITY POLICY

412.00

End Nov 20,084²⁷ chkbk Bal
Does not incl about 2500 for
maint fees for Nov due
from Hill Land

Added 11/24/85 no Vouchers