

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

April 14, 2007

Directors Present: Cliff Budd, John Morse, Fred Alderman, Jeff Gilliland, Ron Eddleman, and Floyd Schoonover. **Absent:** Ken Rychlik, and Robert Zbranek.

Others Present: Laurie Schultz (Office Manager), Linda Eckert, Larry Darley, Melvin Cassel, and Wayne Ingram.

- Fred Alderman called the meeting to order at 9:10 a.m. The minutes of March's meeting were approved.

Open Forum:

- Linda Eckert requested approval of stringing an electrical line from the second boat ramp lot electric pole over to her property on Sec 5, Blk 2, Lot 11. The motion was made, seconded, and passed unanimously by the Board to approve the measure.
- Larry Darley and Melvin Cassel informed the Board that they were going to pay off the back maintenance and special assessment fees on Sec 3, Blk 1, Lots 53 and 54 and eventually seek foreclosure on those two lots.

Correspondence:

- Two Deed Restriction violations reported and letters were to go out on both.

Financial Report:

- Although Ken was absent, he did email the budget to all members of the Board. From the budget report, the report listed the following as of the end of last month; the POA had \$46,375.30 in our checking account, \$6,166.85 in our money market account, \$15,268.35 in the special assessment account for a total of \$67,810.50.
- Delinquencies totaled \$93,178.37.

Architect/Facilities Report:

- A Building Permit to build a home by James and Laura Cash on Sec 3, Blk 1, Lot 112 was approved by the Board.
- A motion was made, seconded, and approved by the Board to give Floyd the authority to spend up to \$2,000 for the two light poles and lights at the pool and trailer section.
- Cliff was to call Ronnie Vincent on the roads and culvert work.
- Floyd stated that he is seeing more trash around some of the homes in our subdivision.
- A discussion was held on some boats in the subdivision have their boats within 20 feet of the property line. What needs to be done is make a list of all the lots and send letters to all of them.
- The pool repairs are essentially done and Cliff was to get together with Backyard Oasis and figure out some ways to put some of the pumps on timers.

Old Business:

- The Winds was approved by the Board to be mailed out with a copy of the Swimming Pool Rules.

New Business:

- Cliff and Floyd were to get together and start putting judgments on some lots.
- A motion was made, seconded, and approved by the Board to not charge Nancy Warfield for her trailer space from now on as long as she assists us with our web page. Also, Cliff was to send her a Letter of Appreciation for her web site work.
- Floyd requested a copy of the pressure test done on the pool and Cliff was to call Backyard Oasis.
- All Board members should email Laurie on items they want in the Agenda before the next meeting.
- Cliff and Laurie were to look into the problem with the new skimmers not fitting our vacuum hose.
- Cliff was to attend and represent our subdivision at the "Wise Eyes" program put on by the Sheriff's Department and the City of Onalaska on May 16th.

The meeting was adjourned at 10:30 a.m. Next meeting is May 12th.
Respectfully submitted,

Clifford H. Budd
Secretary