

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

April 18, 2009

Directors Present: Cliff Budd, Robert Zbranek, Jim Mason, Fred Alderman, Greg Yost, Jim Wilder, David Heathcock, and Don Harvey. Don Harvey gave a verbal resignation to the Board for personal reasons and left soon thereafter. He was going to submit a written resignation later. Cliff Budd volunteered to take over the financial duties until the next Annual Meeting. Fred made a motion to accept that, it was seconded, and passed unanimously

Others Present: Laurie Schultz, Office Manager, Judy Jackson and Pat Casey.

- Greg made a motion to accept the Agenda; it was seconded and approved unanimously.
- Jim Mason called the meeting to order at 9:00 a.m. Fred made a motion to approve the minutes of the March 14th meeting; it was seconded, and approved unanimously.
- A draft copy of the Annual Minutes from October 2008 was handed out for all the Board member to read and make corrections if necessary.

Closed Session:

- Legal issues were discussed.

Correspondence:

- None.

Open Forum:

- Judy Jackson discussed the conditions of the restrooms and wanted some repairs done with the \$600 the previous *Women of Twin Harbors* still had in their kitty. She was told that repairs were to be done, but first the Board wanted to install the iron bars over both doors.
- Pat Casey stated that the Board was not following the 7-year plan and the Guidelines for the roads. A lengthy discussion followed. Pat volunteered to help with the road plan. Pat also questioned the Board on their procedures to collect delinquent fees, especially the lots with homes on them.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$20,907.72 in our checking account, \$7,216.77 in the special assessment account, \$8,536.19 in our money market account, \$5,242.11 in our 90-day CD account and \$1,016.56 in our 60-day CD account, for a grand total of \$42,919.35. Greg made a motion; it was seconded, and approved to accept the report.
- Jim Mason recommended that Cliff and Jim Wilder hold a meeting to go over the past due accounts and come up with a suggestion how to handle those lot owners.

Architect/Facilities Report:

- Jim Mason stated that approximately \$2,000 extra had to be spent to patch up the roads approved in last month's minutes. Jim Mason made the motion; it was seconded, and approved to spend the extra amount.
- Cliff said that he would use the locksmiths in Sheppard and would order a hundred keys to start with #135.

- Robert presented the cost estimates to build a new sign. It was decided to get some more bids on the sign. Cliff has the old sign placards with the "Twin Harbors" name and volunteered to repaint them.
- On tearing down the old sign, Jim Mason was to talk to CCC Blacktopping and Fred was to cancel the contractor approved last month.
- The Arch/Fac. Committee was to come up with a new plan to fix the roads for next month's meeting.
- Greg made a motion to purchase the yearly chemicals for the pool that cost approximately \$2,500 and to purchase and replace motor #2 for approximately \$700. It was seconded, and approved unanimously.
- Greg was to review the *THPOA Facilities Committee: Policies, Procedures and Guideline* and make changes to conform to the current Board's consensus and availability of money.

Old Business:

- Our insurance was discussed and Cliff got a call from our insurance agency. He was told that the POA's insurance does not cover contract workers hired by the POA. Cliff was to call the agency to find out what the cost would be.

New Business:

- Moonlight Machine Inc. submitted a verbal bid for \$2000 to put burglar bars over the two bathroom's doors. Cliff was waiting to meet with the company man to measure the doors.
- Jim Wilder passed out the procedures to elect officers after our Annual Meeting. Fred made a motion; it was seconded, and approved unanimously.

Adjourned at 10:30 am. Next meeting April May 9, 2009.

Respectfully submitted,

Clifford H. Budd
Secretary