

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

August 11, 2007

Amended Minutes, May 4, 2008

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

Others Present: Laurie Schultz (Office Manager).

- John Morse called the meeting to order at 9:00 a.m. The minutes of July's meeting were approved.

Open Forum:

- None.

Correspondence:

- One complaint and Cliff and Floyd were going to go to the property owner after the meeting.
- One verbal complaint on the advertising signs in the subdivision. John will call the sign owners to take them down, but any Board member may remove them.

Financial Report:

- Cliff reported the following amounts from our bank accounts, as of the end of last month: the POA had \$13,053.05 in our checking account, \$17,575.63 in the special assessment account, \$18,237.55 in our money market account and \$5,000 in our CD account, for a grand total of \$53,866.23.
- A discussion followed on collecting past due fees. Cliff will email Ken Rychlik's POA Collection Policy in Katy, Texas to all Board members for each member to look at. Jeff will look at his POA's Collection Policy in Katy also.
- Cliff and Floyd volunteered to start sending out 1st notice letters. Cliff will draft up a letter and email it to all Board members.
- It was decided to spend additional time at next month's meeting to come up with a fair and updated collection policy.
- It was also agreed that we should pursue additional foreclosures and very delinquent accounts be turned over to the lawyer. Cliff said that two foreclosures are going to the lawyer at the end of this month. One potential foreclosure property owner paid all his fees.
- Ken Rychlik told Cliff that he would help him with the Budget for the Annual Meeting and also for the vote cards at the meeting.

Architect/Facilities Report:

- Cliff was going to meet with the mayor to coordinate the "Slow" signs for the subdivision.
- Floyd reported that the swimming pool filters have all been replaced with sand filters.
- The guards have been placed on the fluorescent lamps at the clubhouse.
- The road work is finished.
- The Arch/Facility Comm. will have an estimate and a road plan for the Annual Meeting to be presented to the attendees.
- On the issue of installing surveillance cameras at the clubhouse and the trailer section, John will have an estimate for the Board.
- It was recommended that the new Board change the pool keys over the winter and fix the fence at the main gate.

- A motion was made, seconded, and approved by the Board to have a vote on the special assessment for the roads at the next Annual Meeting.
- A motion was made, seconded, and approved by the Board to spend approximately \$4,383.00 on road repairs.

Old Business:

- Robert reported that in July 2007, a special meeting was held to prepare a letter regarding the adjustment of annual maintenance fees and special assessment fees. Present were Robert, Cliff, and John. At the August 11, 2007 Board meeting, it was decided to chair this proposal until the new collection procedures were finished.
- A motion was made, seconded, and approved by the Board to rescind the vote made on the June 9, 2007 meeting to change the maintenance fees from \$120 to \$150.

New Business:

- The Winds is due out at the end of the month and all Board members are to send their suggestions ASAP to John.
- Jeff discussed the Sexual Predator Act and how to change the Deed Restrictions using the Act to stop these sexual predators from living or owning a lot or lots in Twin Harbors. This will make Twin Harbors safer and at the same time a more desirable place to live.
- The Annual Meeting was discussed and it was agreed that the info for the meeting has to get mailed out by September 1, 2007.

The meeting was adjourned at 10:20 a.m. Next meeting is September 8, 2007.

Respectfully submitted,

Clifford H. Budd
Secretary