

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

August 9, 2008

Directors Present: Cliff Budd, Jim Mason, Fred Alderman, Robert Zbranek, John Morse, Don Harvey and Floyd Schoonover

Absent: Ron Eddleman

Others Present: Laurie Schultz, Gentile Castillo and Melanie Castillo for the Open Forum

- Fred called the meeting to order at 9:00 a.m. The minutes of the July 12th meeting were approved unanimously.

Correspondence:

- Three complaints were received and letters were to be mailed to two of them. Cliff and Jim were to review the third one and report at the next meeting.

Open Forum:

- Mrs. Castillo told the Board that they were in the process of skirting their trailer and recommended the Board look at other trailers to see if they have been skirted.

Financial Report:

- Don Harvey reported the following amounts from our bank accounts as of the end of last month: the POA had \$9,506.19 in our checking account, \$6,348.87 in the special assessment account, \$8,497.35 in our money market account, \$5,171.67 in our 90-day CD account and \$1,006.84 in our 60-day CD account, for a grand total of \$30,530.92. Cliff made a motion; it was seconded, and passed to accept the report.
- Cliff was to call Ken Rychlik on the budget for the Annual Meeting.
- A motion was made to turn over all past due fees and interest, either maintenance or special assessment fees, to a collection agency. It was seconded, and passed unanimously by the Board.
- A motion was made to vote on the Special Assessment of \$30 at the Annual Meeting. It was seconded, and passed unanimously by the Board.

Architect/Facilities Report:

- Cliff and Floyd discussed the small drainage ravine at the second boat landing and it was decided to have the builder of the adjacent property restore it back to its original conditions.
- Jim was to come up with a budget recommendation for the roads at the Annual Meeting.
- Don is to make graphs showing the costs of the roads, increases of asphalt, etc. for the Annual Meeting.
- It was decided to put a clause in the Building Permit that no "roll-offs" be allowed in the subdivision as they tear up the roads.
- It was also decided at the present time not to charge a fee for a Building Permit or a Transfer Fee on the purchase and sale of a lot.

Old Business:

- Jim and Cliff were to make up a list of the deed violations in the subdivision, like trash, litter, etc. violations for next month's meeting. It was agreed that the Board should pursue the normal letters and then turn these property owners over to our lawyer.
- Abandoned homes and trailers were discussed. Jim is working with the police department on one and Cliff is trying to work with the heirs on the other. Fred was to get information on the trailer owned by Bruce Martin.

New Business:

- Cliff was to write a letter to the Sewer Board on lot 2-1-26 on past dues. A motion was made, seconded and approved unanimously to pay the \$160 in taxes owed on this lot. The lot will be auctioned when the next Winds is published.
- A motion was made, seconded, and approved unanimously to send out the latest version of The Winds with some minor changes to be made by John.
- A motion was made, seconded, and approved unanimously to increase Barry Pound's pay to \$11 per hour.
- Cliff was to email the new Deed Restrictions of The Point to all Board members before the next meeting for a vote of approval. The major change was changing the square footage from 700 square feet to 1200 square foot for a new home.
- It was decided to include the old tractor in the Winds for a bid.

Adjourned at 10:40 am. Next meeting is September 13, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary