

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

December 8, 2007

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

Others Present: None.

- Fred called the meeting to order at 9:00 a.m. The minutes of the November 10th and 17th meetings were approved.

Open Forum:

- None.

Correspondence:

- None

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$28,999.14 in our checking account, \$17,138.80 in the special assessment account, \$33,356.06 in our money market account and \$5,094.76 in our CD account, for a grand total of \$84,588.76. A motion was made, seconded, and passed to accept the report.
- A discussion was held on clarifying the financial statement that Laurie passed out and Cliff said he would discuss that with her.

Architect/Facilities Report:

- A permit to build a house on Sec. 5, Blk. 2, Lot 11 by Steve and Linda Eckert was submitted. A motion was made, seconded, and passed to approve the permit.

Old Business:

- Concerning the letters received by Dwayne Daussin on the maintenance fee for his lot. The Board is going to write him a letter that it is the Board's opinion that he has to pay maintenance fees because of the house built on the lot. Concerning the letter received by Rene Daussin on the special assessment fee, this has been covered previously by a letter from our attorney.
- Jim is going to meet with a company on installing the magnetic card locks at the clubhouse.
- John reported on the semi-trailer trucks parked at the #2 entrance. The police should be called to question and possibly ticket the driver.
- Cliff had a map with the 13 lots to bid on in the next month that will be listed in the Winds.
- It was emphasized that all property owners who do not pay their maintenance and special assessment fees cannot use the subdivision's facilities, such as the pool, tennis courts, boat ramps, etc. There are some of these property owners using the boat ramps and it is the Board's responsibility to write them a letter and if it continues, to have their cars/trucks and trailers towed.

New Business:

- John talked to the Chief Gilbert on towing away unauthorized cars and trailers at the boat ramp and the Chief said that was OK with him.
- The Winds was approved that John had typed with minor changes.
- A "Policy for Emergency Meetings Via the Internet" was reviewed. A motion was made, seconded, and passed to accept the policy. A copy is attached.

- It was discussed on renting out the pool and facilities to church groups, civic groups, Boy Scouts, etc. and the consensus was that it would not be a good idea because of the liability.
- A motion was made, seconded, and approved for Don to buy more Christmas decorations after Christmas for next year and to re-imburse him.
- A Christmas bonus was voted on for two persons.

Adjourned at 10:00 am. Next meeting is January 12, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary

(Attachment)

Twin Harbors Property Owners Association

Policy for Emergency Meetings Via the Internet

December 8, 2007

Whereas, based upon past experience, the board expects situations where circumstances require timely action for repair of Association property; or to act upon an opportunity to achieve a stated goal or rectify a potential problem, and the window of opportunity does not permit waiting for a regular board meeting; or immediate action is necessary to correct an issue of safety, security or public health.

Whereas, the board of directors are volunteers, often with regular employment and often only part time residents, and are often unavailable to physically meet to discuss and vote on emergency matters.

Whereas, given the proliferation of the Internet and advances in wireless communication technology, the discussion and sharing of views and opinions in virtual meetings is commonplace.

Therefore we, the board of directors of Twin Harbors Property Owners Association adopt the following guidelines for voting by email.

If the issue to be considered is of urgent concern from a safety, security or public health point of view; or, it is a known goal or objective of the board wishes to achieve and a limited window of opportunity has presented itself, and the President or Vice President (VP) has determined a quorum of directors can not be assembled in a timely manner, the following procedure will be used;

- 1) The President or VP will contact board members by phone individually or by email to advise them of the matter and initiate discussion.
- 2) When a vote is called each member will indicate his/her vote by email. No phone voting will be permitted. All email votes will be addressed to all other board members as well as the THPOA office email address.
- 3) The office manager will print the email votes and include the item and the vote on the agenda for the next regular meeting. At that meeting the vote will be affirmed and the votes made a part of the regular meeting minutes.

Approved by voice vote.

Signed
Secretary

Witnessed
President or VP