

# Twin Harbors Property Owners Association, Inc.

## Board of Directors Meeting

February 9, 2008

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

**Others Present:** Laurie Schultz.

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

### **Closed Session:**

- A motion was made, seconded, and approved to file a lawsuit against one more property owner who is past due on the Special Assessment. Two others that were past due on the Special Assessment were filed on last month.
- The Board is still waiting on a reply from attorney, Ernie McClendon on the meeting held last month.

### **Open Forum:**

- None.

### **Correspondence:**

- Received a letter complaining about the loose dogs in the subdivision and to include a mention of it in the Winds. The Board decided to include something about that in the next Winds.
- Beryl Marx called one of the Board members about the trash in a trailer near his house. A letter was to be mailed out to that property owner.
- A letter was mailed to Rene about his complaint on the Special Assessment with attachments from Travis Kitchens and a copy of our Charter.

### **Financial Report:**

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$29,257.40 in our checking account, \$31,630.34 in the special assessment account, \$33,428.47 in our money market account and \$5,094.76 in our CD account, for a grand total of \$99,410.97. A motion was made, seconded, and passed to accept the report.
- A motion was made, seconded, and approved to start a new 60-day CD with an initial amount of \$1,000.
- It was decided that if a property owner refused to pay the 18% interest, it would be carried on the books indefinitely and to add 18% interest on that amount annually.

### **Architect/Facilities Report:**

- A discussion was held about the condition of Arrowhead and it was decided to get a cost estimate to asphalt it from the third gate to lot 81, as well a cost estimate to asphalt the new chip-and-sealed roads done last year. Floyd and Cliff volunteered to talk to CCC Asphalt on the cost. Cliff mentioned that the County Commissioner, Ronnie Vincent, emphasized that we should asphalt any new chip-and-seal roads a least one year after the chip-and-seal is applied.
- Laurie mentioned that the #2 pool pump was not working and Jim Mason was to look at it. If he couldn't fix it, she was to call Backyard Oasis.

- Jim found a good used New Holland tractor for \$9,000. A motion was made, seconded, and approved to purchase the tractor. Jim will ask Peters Tractor to provide a written estimate of the value of the old tractor for use by the Board in its disposal.
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**Old Business:**

- The Board decided to replace the entrance lock at the clubhouse and not to charge a new fee when the property owners returned their old keys. A motion was made, seconded, and approved by all members of the Board to replace the locks every two years and not to issue new keys to property owners who are past due.
- Cliff said that he talked to the Day Care owner about putting up Entrance and Exit signs and she was not very receptive. Any Board member that sees a semi-trailer parked in that area should call the police and complain.
- Cliff was to check on joining a new group of POA members.
- Cliff was to rewrite the letter to Jim Partridge with the help of John Morse.

**New Business:**

- A discussion was held on towing cars and boat trailer at the landings. It was emphasized that a log must be kept by any individual tagging these vehicles and report this to a Board member. A motion was made, seconded, and approved to tow away any unauthorized vehicle on the third violation only by at least two, but preferably three or more Board members present at the landing when the tow is done.
- Bid envelopes were opened and the following lots were purchased by the highest bidders:
  - ❖ Alma Burks bid for \$200 on 2-1-22
  - ❖ Jack Doss bid for \$ 250 on 3-1-93
  - ❖ Jim Mason bid for \$450 each on 3-1-122 and 3-1-128
  - ❖ Jeff Gilliland bid for \$199.99 on 2-1-19; \$260.99 each on 2-1-21 and 2-1-22; \$285.99 on 2-1-153; \$225.99 on 3-1-89; and \$195.99 each for 5-1-63, 5-1-64, 5-1-65, 5-1-66 & 5-1-67.

Adjourned at 10:30 am. Next meeting is March 8, 2008.

Respectfully submitted,

Clifford H. Budd  
Secretary