

Twin Harbors Property Owners Association, Inc
Board of Directors Meeting
February 13, 2010

Directors Present:

Jim Mason, Greg Yost, Robert Zbranek, Cliff Budd, Fred Alderman, Jim Wilder, and B. Milton Choate (Chip) Choate. Absent: David Heathcock.

Others Present: Laurie Schultz (Office Manager).

Fred made a motion to accept the agenda; the motion was seconded and unanimously approved. Jim Mason called the meeting to order at 9:00 a. m. Fred made a motion to approve the January 23, 2010 board minutes; the motion was seconded and unanimously approved.

Correspondence:

There were three complaints:

- One was on the stray dogs in the subdivision
- The next one was on vines and overgrowth on a neighbor's yard
- The last one was on a home being renovated and the trash placed in the front yard.

Letters were to be sent out on the last two and Jim Mason said he would discuss the stray dog issue with local authorities.

Open Forum:

None.

Closed Session:

An update was given on the lawsuit.

Financial Report:

Chip reported the following bank balances as of the end of last month.

Account	Balance
THPOA - Regular Checking	\$38,079.96
THPOA - Special Assessment Checking	26,517.23
THPOA - Money Market Account	5,567.43
THPOA - 90 Day C/D	5,292.03
THPOA - 60 Day C/D	1,024.18
TOTAL	\$76,480.83

Chip showed the Board a Collection Policy that he had worked on. Cliff mentioned that there was an existing policy and both should get together on the issue before presenting Chip's policy. Chip did a lot of work on Past Due Accounts and noted many discrepancies in it. Cliff said that he would get all the files that he had worked on previously collecting past dues and give that information to Chip; and the two would need to get together to discuss the issues involved. Chip wanted to get more aggressive on collecting the past dues by going to the

Justice of Peace's court and all agreed that would be a good idea. Cliff said he would work with him on that issue.

Chip stated that he checked on getting a better insurance rate for our subdivision and the bid was essentially the same. Fred made a motion; it was seconded and approved unanimously to use the existing insurance agency.

A discussion was held on canceling our CD's as the interest was so low and moving the money to the checking account.

Architect/Facilities Committee:

David told Cliff that he is expecting four bids on the bathroom's renovation. Cliff told David that Larry Darley didn't think we needed to spend so much money on renovating the bathrooms and he was to meet with David before next month's meeting to discuss that issue.

There was a discussion that Ed Miller's house has been sold to a new owner and the new owner had added on a porch in the back without a permit from the Board. Jim Mason said he discussed the matter with Roy Newport, the City of Onalaska's Inspector, and Roy visited the site and obtained a city permit.

Greg requested the amount of money available to repair the roads and that issue was tabled to next month as numerous special assessment checks were still coming in.

Old Business:

A proposal from the majority of property owners on Section 4, Reserve 1 (The Point) was presented to the Board to change their Deed Restrictions. Jim Mason indicated that he would vote "No" on the motion, but was told that he couldn't vote. It was voted on and was tied three to three by the board members present. Cliff then presented a proxy from David Heathcock to bring the vote to four votes in favor and three against. Cliff said that he would record it in the Polk County Clerk's office.

A lengthy discussion was held on changing all the Deed Restrictions in the subdivision into one comprehensive deed. It was decided to put that decision off while the current litigation was going on. It was decided when the time comes that a committee should be put together to come up with their recommendations and then present those recommendations to our attorney for his input. Jim Mason requested that all Board members look over the existing deeds and come up with suggestions that needed to be changed.

New Business:

Cliff told Robert that he was surprised at the number of persons that play basketball during the week and that several of them had asked him to fix the rim on the northern basket. Robert said he would look into it.

Cliff said that Lionel and Lynn Primeaux requested to purchase Section 5, Block 1, Lot 5 for the \$1,600 the Board had already spent acquiring it. Cliff made a motion to accept the offer plus add prorated maintenance and special assessment fees are included; it was seconded and approved unanimously by the Board.

Cliff said that Frances Jennings had passed away and Laurie said that she was still receiving \$100 per month automatically from her checking account. One of the Board members said that the automatic payments needed to be stop to avoid legal action in the future. Cliff made a

motion to file a Lien Affidavit against the properties she owns so that when they go a Sheriff's sale, the county's attorney will automatically notify us. It was seconded and passed unanimously by the Board.

Adjourned at 10:10 a. m. Next meeting is March 13, 2010.

Respectfully submitted,

Cliff Budd
Secretary