

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

January 10, 2009

Directors Present: Cliff Budd, Jim Mason, David Heathcock, Fred Alderman, Greg Yost, Jim Wilder and Don Harvey

Absent: Robert Zbranek

Others Present: Laurie Schultz (Office Manager), Mr. & Mrs. Joe Wright, Mr. & Mrs. Herb Little, Michael & Amy Vaughan, and Susan Ross & friend.

- Jim Mason called the meeting to order at 9:02 a.m. Greg made a motion to approve the minutes of the December 13th meeting; it was seconded by Fred, and approved with David not voting since he was not at the last meeting.

Correspondence:

- One email and one letter were received and Cliff said he would answer both as they were questions on procedures.

Open Forum:

- Amy Vaughan requested that the Winds be more specific on the way and means of raising money. She did not understand the special assessment and maintenance fees and how they are spent. It was discussed. She requested a separate letter on the money matters, but it was emphasized that every mailing costs us about \$400 and the Board prefers to include that information in the Winds. She also wanted to know what the Board was doing on collecting past dues and that was explained to her. We have collected close to \$40,000 recently going after past due accounts.
- Amy Vaughan also recommended that the Annual Meeting Agenda be mailed out with the Winds before the next Annual Meeting.
- Susan Ross and her friend complained on the letter sent to their landlord and the confrontation with one of the Board members at her house. The Board stressed to her that the frontal appearance of her house did not conform to standards and that she and her friend need to clean up the area around their house.

Financial Report:

- Don reported the following amounts from our bank accounts as of the end of last month: the POA had \$31,404.18 in our checking account, \$1,733.27 in the special assessment account, \$8,523.57 in our money market account, \$5,213.83 in our 90-day CD account and \$1,014.56 in our 60-day CD account, for a grand total of \$47,889.41. Cliff made a motion; it was seconded, and passed to accept the report.
- A discussion was held on changing the Deed Restrictions. A motion was made, seconded, and approved to not change the possibility of passing a special assessment in the future even though we get enough votes to change the Deed Restrictions. That is, we would do away with the special assessment now, but leave the option for future property owners to pass a special assessment if some emergency took place.
- The Winds newsletter and the special assessment invoices had been mailed.

Architect/Facilities Report:

- Cliff stated that five Deed Restriction violation letters were sent out last month.
- Cliff said that the abandoned house on the corner of Creek Drive and Moonlight Drive was sold and the new property owner has received our Winds and an invoice for the special assessment.
- It was recommended that the Arch/Facilities Committee come to next month's meeting with recommendations on what roads to fix. It was recommended that they concentrate on patching up areas in the subdivision rather than spending money on whole roads. CCC Blacktopping was recommended, but Jim was to give a name of another contractor. Maps were given to all members of the committee to indicate what areas need patching.
- Cliff said based on experience, plan on spending approximately \$50,000.
- Don mentioned that he went to a seminar and because of the new President's Plan to build roads, etc.; the price of asphalt is going to go up dramatically.
- Cliff was to write a letter to Gary Hiar on finishing the fence at the trailer parking area.
- Cliff ordered the road signs and the cost is approximately \$400.

Old Business:

- Cliff had emailed the list of individuals to turn over to the collections agency. It was recommended that he check the county clerk's office for errors. Then, at next month's meeting a decision would be made.
- Cliff said that he and Jim Mason would start next month taking Deed Restriction violators and "past due" accounts to the Justice of the Peace's office for filing.

New Business:

- The Board believed the "Final Demand" letter that had been mailed out to the property owners in the last month was too harsh. Cliff said that letter was made by our lawyer Travis Kitchens and that he would make up a new letter that wouldn't be so harsh. After 30 days of receiving the first letter, then the "Final Demand" letter would be sent.
- David recommended that the President send a letter to the property owners who were the most disgruntled with the special assessment and invite them to our next meeting. David made a motion, it was seconded, and passed to invite them.
- Harvey Zidell told Laurie to make sure that everything is in the minutes.
- A discussion was held on how Board members are nominated and elected within the Board to President, Vice-President, etc. Since Jim Wilder was Parliamentarian, it was recommended that he come up with a procedure to nominate and elect Board positions.
- Don made the motion, David seconded it to email letters for Board member's approval before mailing out – an example would be the less harsh first letter mentioned above. The motion was approved unanimously.
- Cliff made a motion, it was seconded, and passed to write off the following amounts:
Bird & Thorson: \$1,165.16; Bettie Schleppe: \$645.60; Willie Pauley: \$970.10; Pat/Emil Migl: \$5.00; Patricia Huggins-Heldenbrand: \$10.80

Adjourned at 11:15 am. Next meeting February 14, 2009.

Respectfully submitted,

Clifford H. Budd
Secretary