

Twin Harbors Property Owners Association, Inc
Board of Directors Meeting
January 23, 2010

Directors Present:

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

Others Present: Laurie Schultz (Office Manager), James Burrows and Megan McCaw representing All Points Management and Hazen Fanjoy being present to discuss revision of deed restrictions for The Point.

Cliff made a motion to accept the agenda, the motion was seconded and unanimously approved. Jim Mason called the meeting to order at 9:05 a. m. Cliff made a motion to approve the December 12, 2009 board minutes, the motion was seconded and unanimously approved.

Correspondence:

The board acknowledges the receipt of a thank you letter from Laurie Schultz and Barry Bonds for their respective Christmas bonus. Robert Mondshine sent the board an email notification regarding the condition of the street in front of his house.

Open Forum:

James Burrows and Megan McCaw, representing All Points Management asked the board to forgive the current and past due home owners fees, special assessment fees and accrued interest on past due fees for a lot previously owned by Elizabeth Lawrence. That board considered the request. A motion was made by Greg to forgive only the interest on the past due fees, the motion was seconded and approved by a vote of six to one, Chip casting the only dissenting vote. Chip did not feel it was appropriate to forgive fees or interest. Cliff made a motion; it was seconded and approved to write off the \$440.97 owed on the Lawrence lot.

Hazen Fanjoy, representing a group of The Point property owners asked the board to approve amending the deed restrictions for The Point by increasing the minimum home square feet from 700 to 1,200. Six of the ten property owners of The Point signed a resolution asked the board to make the change. Greg objected to increasing the minimum square feet to 1,200 and instead proposed an increase to 1,000 square feet. After a lengthy discussion the request to increase the minimum square feet to 1,200 was remanded back to The Point property owners to have a new resolution prepared requesting an increase to 1,100 square feet.

Closed Session:

Lawsuit update.

Financial Report:

Chip reported the following bank balances as of December 31, 2010.

Account	Balance
THPOA - Regular Checking	38,079.96
THPOA - Special Assessment Checking	12,095.96
THPOA - Money Market Account	5,565.18
THPOA - 90 Day C/D	5,292.03
THPOA - 60 Day C/D	1,024.18
TOTAL	62,057.31

Old Business:

David reported that the new cabinets for the two bathrooms are now under construction. David continues to solicit bids for repairing the two bathrooms.

Greg reported that he received two suggestions for road repair priority from board members, Robert and Chip. Greg indicated that the first priority this year will be North Sunset Drive, North East Sunset Drive, South East Sunset Drive and South Sunset Drive in this respective order. The extent of road repair will of course depend upon the level of funds which are available. Greg will obtain a minimum of three competitive bids.

New Business:

David introduced the subject of several lots in need of cleaning. Prominent Leasing, Inc. partially cleared several lots on Kyle and Clay streets in anticipation of building new homes to be sold. These lots are now considered to be a visual nuisance. Greg made a motion that Prominent Leasing, Inc. be contacted and a request be made that the lots be cleaned and kept clean. The motion was seconded and approved unanimously.

Jim Mason introduced the subject of selling lots owned by the THPOA. Chip was directed to seek proposed listing agreements from three local real estate brokers.

Chip was requested to obtain bids from three Insurance Brokers regarding the renewal of THPOA insurance policies.

Greg introduced the subject of putting up fences and gates to block access to right of way owned by a pipeline company. The pipeline company has agreed to provide and attach gates to a fence that will be constructed and paid for by the THPOA. Greg will obtain bids for construction of fencing and will contact the pipeline company regarding the installation of the gates.

Greg introduced the subject of heavy undergrowth on a previously cleared lot. Greg will contact the owner of Section 2, Block 2, Lot 18, and request that the lot be cleaned.

Postponing meetings was discussed and it was decided that from time to time, special circumstances will dictate that it is in the best interest of the board to move the meeting to a different date when it becomes apparent that a quorum of members will be unable to make the scheduled monthly meeting.

Adjourned at 11:10 a. m. Next meeting is February 13, 2010.

Respectfully submitted,

Cliff Budd
Secretary