

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

July 12, 2008

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

Others Present: Laurie Schultz, Rene Daussin, Jim Radloff, Linda Eckert, Mike Vaughn, Amy Murphy and Cindy and Danny Blair

- Fred called the meeting to order at 9:00 a.m. The minutes of the June 14th meeting were approved.

Closed Session:

- Three complaints were received and letters were to be mailed to two of them. Fred would handle the other one himself by talking to the complainant. Also, one letter was also going to go to a builder as he was instructed to get a permit for one of his projects and he did not.
- The issue of assigning keys to property owners who don't pay special assessment fees, but who pay maintenance fees was discussed, and there is further information in the Open Forum on that subject.

Open Forum:

- In an act of good faith, the Board has temporarily decided that all members who are up to date in their maintenance fees but not in their special assessment fees can have a key to the pool until the next Annual Meeting. The Board decided to settle the legality of the special assessment fee at the next Annual Meeting on October 18, 2008 by taking a vote on whether to pursue the assistance of an attorney in a lawsuit.
- There was a lengthy discussion on the special assessment between the Board members and Mr. Daussin and Mr. Radloff. It was pointed out the price of asphalt has skyrocketed recently and the Board has a responsibility to upkeep the subdivision. The Board requested they come up with solutions in coming up with the money to repair the roads. Ron Eddleman volunteered to meet some night with both gentlemen to come up with a solution to our problem, and they agreed to meet with him.
- Cindy and Danny Blair put off applying for a permit until next month when the Board receives pictures of their trailer.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$11,282.48 in our checking account, \$6,141.02 in the special assessment account, \$8,491.58 in our money market account, \$5,171.67 in our 90-day CD account and \$1,006.84 in our 60-day CD account, for a grand total of \$32,093.59. Cliff made a motion; it was seconded, and passed to accept the report.
- There has been a good response to past-due letters recently mailed out.

Architect/Facilities Report:

- A permit by Amy Murphy and Mike Vaughan was presented. Cliff made a motion; it was seconded, and passed to approve the Permit.
- Cliff mentioned that a bid for \$5,200 to put in a new culvert at boat landing #2 was received. Cliff said that he met with the builder of the home next to the landing and the builder was going to give us a bid to put in an 8 inch PVC pipe.
- Jim made the motion; it was seconded, and unanimously approved to let SHECO lay an underground cable from the pole at landing #2 to the Eckert's new residence.

Old Business:

- The pool fence has been completed.
- All write-offs of uncollectable debts have been taken care of.

New Business:

- Jim made the motion; it was seconded, and unanimously approved to let Jim sponsor the Onalaska Chief of Police's baseball team to let them use the baseball park and use the clubhouse facilities and swimming pool for a team party. All Guidelines were to be followed and the Chief would have to sign a Release form. Jim was going to look into updating our Guidelines so more good will could be created with the Community.
- There are two residences that have been abandoned and Cliff and Jim were going to talk to the city inspector and health department about those residences.
- The newsletter, The Winds, has to be ready to be approved at the August 9th meeting as it has to go out with the proxy forms and other information for the Annual Meeting with the September 1 Invoices. Jim and Cliff will work on it with John Morse's help.
- Cliff mentioned that two individuals who are not current property owners want to bid on lots at future auctions. The Board mentioned that we have always given preference to existing property owners, but is willing to let these individuals bid if there are no acceptable bids from existing property owners.
- Cliff wanted to put up a sign with our new website address, but the consensus was to put it in the next The Winds.

Adjourned at 10:40 am. Next meeting is August 9, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary