

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

June 9, 2007

Directors Present: Cliff Budd, John Morse, Floyd Schoonover, Robert Zbranek, Fred Alderman, and Jeff Gilliland. **Absent:** Ron Eddleman.

Others Present: Wayne Ingram, Tony Jackson, and Laurie Schultz (Office Manager).

- Fred Alderman called the meeting to order at 9:00 a.m. The minutes of May's meeting were approved.

Open Forum:

- Tony Jackson read a letter that emphasized to be a Board member, that the property owner must have paid and be current on all dues and special fees.
- Wayne Ingram submitted a letter and discussed the legality of the special assessment for the years 2005 and 2006. Wayne stated that the special assessment for the years 2005 and 2006 were voluntary. Cliff told him that he does not recollect any "voluntary" mention ever made by any Board member or our attorney, Mr. Kitchens. Fred noted that nothing will be changed until the next Annual Meeting.
- John made a motion; it was seconded, and passed unanimously, that the Board will not waive any fees that are due or late at this time. Fred Alderman stressed that the special assessment should be for a specific project and for a specific time. Cliff reported that the special assessment already has those two requirements. The special assessment is currently collecting funds for use only for the roads; and it is in a special bank account labeled "Special Assessment." Secondly, the special assessment is to be voted on every year at the Annual Meeting. The funds are to be collected until all roads have been repaired.

Correspondence:

- Letters from Wayne Ingram and Tony Jackson were discussed above.
- Floyd reported that there are individuals using our facilities, especially the pool, that are no longer up to date in fees and that a certified letter should be sent to them. Cliff stated that he had talked with the Chief of Police and any Board member can and should call the Police. The Police can go ahead and confiscate their keys for us.
- Two complaint letters on two lots were received by the Board and letters were authorized to go out on each lot.

Financial Report:

- Cliff reported the following amounts from our bank accounts, as of the end of last month: the POA had \$16,106.02 in our checking account, \$18,188.88 in our money market account, and \$16,811.71 in the special assessment account, for a grand total of \$51,106.61.
- It was reported that \$12,000 was transferred from our checking account to our money market account.
- Also, a new Reserve Account was set up at the First National Bank of Livingston with a \$5,000 deposit into a 90-day CD.

Architect/Facilities Report:

- Robert Zbranek reported that the cleanup day last Saturday had about 6-7 people show up and the three entrances were cleaned up and the signs were washed. We thank all those who were there helping out.
- Fred reported that the water district wanted to lay a water line on the property line of Lots 14 or 15, Section 4, Block 1. The Board approved the water line as long as it was within five feet of one of the property lines. It was noted that these two lots were sold in our auction a few months ago, but the paperwork was not finished on the sale, due to the departure of Ken Rychlik. Cliff will take care of finding out why the paperwork had not been done and to finish the paperwork.
- Cliff will get the signs made for the next cleanup day for better participation.
- Floyd reported that some fluorescent lights at the clubhouse had been broken. A motion was made, seconded, and approved by all Board members for Floyd to spend up to \$500 on guards for the lights.

Old Business:

- A Draft version on last year's Annual Meeting minutes was approved unanimously by the Board members. The draft was approved for posting on the website.
- Cliff reported that the checks for past dues on the maintenance fees and back taxes were received from the Unity Productions Foundation for the five lots they owned. Cliff was to take care of the Deeds for these five lots as the Foundation is donating them to the POA.

New Business:

- Cliff stated that he attended the "Wise Eyes" program conducted by the sheriff's department and will have a report on it in the next issue of The Winds.
- John proposed having signs stating; "Slow, Children at play" installed and he will check into the procedures needed to be followed for the County, to have the signs installed.
- Robert Zbranek discussed the Chapter 211 Property Code and the procedure to increase the yearly maintenance fee. Robert made a motion, it was seconded, and approved unanimously by the Board to send out a letter and a voting form to change the yearly maintenance fee to \$150 along with the ability to increase yearly with a Consumer Price Index (CPI) adjustment. Robert is to make the first draft of the letter and form for presentation to the Board at the July meeting.

The meeting was adjourned at 10:00 a.m. Next meeting is July 14th.

Respectfully submitted,

Clifford H. Budd
Secretary