

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

June 14, 2008

**Directors Present:** Cliff Budd, Jim Mason, Ron Eddleman, Fred Alderman, Floyd Schoonover and Robert Zbranek

Absent: John Morse and Don Harvey

**Others Present:** Laurie Schultz

- Fred called the meeting to order at 9:00 a.m. The minutes of the May 10th meeting were approved.

## **Closed Session:**

- One complaint and discussed below in Correspondence.
- Cliff, Jim, and Robert were to meet with Mr. Kitchens next week to discuss various legal issues.
- A raise was discussed for the Office Manager. Jim made a motion; it was seconded, and passed unanimously to raise the Office Manager's hourly rate to \$11.00 per hour and \$50 per month for the pool maintenance. She has the option on the pool fees to average them out over the year or not.

## **Open Forum:**

- None.

## **Correspondence:**

- One Complaint Form was received and a letter will be sent to that individual.
- The Board received a letter from the the Honorable Lew Vail, the Mayor of Onalaska, that the roads in our subdivision are owned by the POA, and not the City of Onalaska.
- The developer of Twin Harbors, Mr. C. L. Conners, mailed a Deed to the POA which stated the roads were given to the POA and not the City of Onalaska in the 1980's.

## **Financial Report:**

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$14,126.78 in our checking account, \$5,369.43 in the special assessment account, \$8,485.81 in our money market account, \$5,171.67 in our 90-day CD account and \$1,004.03 in our 60-day CD account, for a grand total of \$34,157.72. Cliff made a motion; it was seconded, and passed to accept the report.
- It should be noted that our recent letters to "past due" accounts have increased the total amount in our bank account by approximately \$14,000.
- The Office Manager presented the following to be written off as bad debt:
  1. James Barnard – Property foreclosed and sold - \$611.20
  2. Doc Farris – Owned by Polk County Trustee - \$741.20
  3. Shirley Gamble – deceased original owner - \$175.00
  4. Paul w. Jackson – Owned by Polk County Trustee after sheriff's sale and no bids - \$1,171.80.

5. All lots owned by the developer, which goes under the following names: CFLP \$408.60; Warfield & Conners \$739.20, and Conners, C. L. Trustee \$2,311.20; Conners & Warfield \$1,482.40. As stated by our lawyer, these fees by the developer should never have been listed in our past due list.
  6. Herbert Decker – Went to Sheriff's sale - \$572.00.
  7. Joel Gonzales - \$593.00 – went into bankruptcy.
  8. Charles Horton - \$6,098.48 – we filed judgment against him.
  9. Richard Lawson - \$2,137.80 – we filed judgment against him.
- For a total of \$17,041.88.

#### **Architect/Facilities Report:**

- A permit by Mr. Ballard was presented. Cliff made a motion; it was seconded, and passed to approve the Permit.
- Jim discussed the two bids to rebuild the fence at the swimming pool. Cliff made a motion; it was seconded, and passed to approve Larry Darley to build the fence for \$1,345.00.
- Cliff mentioned that a culvert was needed for some time at boat landing #2. After the meeting, various members of the Board were going to drive to the site and look it over.

#### **Old Business:**

- Rus Schmidt has finished our new website. It is:  
[www.twinharborlakelivingston.com](http://www.twinharborlakelivingston.com)  
All property owners are encouraged to visit the site. The Board was well pleased with the great job Rus did.

#### **New Business:**

- The Board approved for Cliff to spend a nominal fee of \$25 to \$75 per year to join an internet search site for delinquent and hard-to-locate past due property owners.
- Our Collection Policy was discussed. Cliff wrote a letter to our Collection Agency to discuss our terms as the Board has not used them for some time.
- Cliff said that approximately 4 to 6 lots will be given back to the POA to be auctioned in the future. Cliff made a motion; it was seconded, and passed to approve the taking back a lot from a disabled property owner who is in a dire financial situation even though he owns a small amount on his property taxes. If the Board did not take the lot back, it would sit as uncollectable for approximately nine years before it went to a sheriff's sale.

Adjourned at 10:05 am. Next meeting is July 12, 2008.

Respectfully submitted,

Clifford H. Budd  
Secretary