

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

June 13, 2009

Directors Present: Cliff Budd, Jim Mason, Greg Yost, Jim Wilder & Robert Zbranek.

Absent: Fred Alderman and David Heathcock

Others Present: Laurie Schultz, Office Manager, and for the Open Forum, Danny and Cindy Blair, and Nancy Wright.

- Greg made a motion to accept the Agenda; it was seconded and approved unanimously.
- Jim Mason called the meeting to order at 9:05 a.m. Greg made a motion to approve the minutes of the May 9th and a Draft of the 2008 Annual Meeting Minutes; it was seconded, and approved unanimously.

Closed Session:

- Legal issues were discussed.

Correspondence:

- Two correspondences were received on Deed violations. Cliff stated that he would handle the one that needed mowing as he had written the property owner in the past. The other was not really a Deed violation and Cliff told us that he stopped by the residence to discuss the problem last week with the property owner.

Open Forum:

- Danny and Cindy Blair discussed their trailer to be installed in the trailer section within the next month. Their Permit was already approved in July 2008, but the 90-day period had expired and they needed a new Permit. Cliff made a motion; it was seconded, and approved unanimously to approve the new Permit.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$11,667.69 in our checking account, \$8,068.64 in the special assessment account, \$8,543.85 in our money market account, \$5,260.85 in our 90-day CD account and \$1,018.15 in our 60-day CD account, for a grand total of \$34,559.18. A made a motion; it was seconded, and approved to accept the report.

Architect/Facilities Report:

- Jim Mason said that Wildwood Harbor Circle had lots of bad places on the road, but because of the amount of money in our bank accounts, it was decided to put off a decision until September when new fees arrive.
- Greg submitted new *THPOA Facilities Committee; Policies, Procedures and Guidelines* package to all members of the Board and requested that they be read and commented on for the August meeting as he will not be able to attend the July meeting.
- It was requested that Robert order two new signs for the pool and one new sign for the dumping area.

- Robert presented the three bids for the new sign on Twin Harbors Drive. Cliff made a motion that the Board accepts the bid from Larry Darley with some slight modifications; it was seconded and approved unanimously.

Old Business:

- It was recommended last month that the Arch/Facility Committee write some specs for the work to be done to both restrooms. David Heathcock told Cliff that he was busy with his new sod that came in last month and would get to it ASAP.
- Jim Mason questioned Laurie if the new office hours were working and she stated that they were.

New Business:

- Cliff made a motion; it was seconded, and passed unanimously to compensate Barry Pounds for the use of his personal vehicles for subdivision work by paying him for the mileage used at the current IRS rate and for future IRS rates as they change. Barry was to keep a log on mileage driven.
- It was decided to wait until the next Annual Meeting to see who gets elected on getting another check signer approved.
- Jim Mason requested that the Arch/Facilities Committee look into whether there were Deed violations for sheds, unattached buildings, etc. and make a recommendation at the next meeting.
- The Pool Rules were discussed and it was decided to wait on changing them for a later time if the consensus was that they needed to be changed. The biggest problem appears to be pool parties that are not approved by the Board and the use of fowl language in the pool area.

Adjourned at 10:05 am. Next meeting July 11, 2009.

Respectfully submitted,

Clifford H. Budd
Secretary