

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

March 8, 2008

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

Others Present: Laurie Schultz and Ben & Cheryl Groner.

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

Closed Session:

- The letter from Ernie McClendon was read and a decision was made for all the Board members to read it in detail and then discuss it in a closed session next month.
- Correspondence was received from Jeff "Marty" Barnhill of the law firm of *Zeleskey Cornelius Hallmark Roper Hicks PLLC*. A discussion was held and it was decided to write a letter to the property owners requesting that they come to next month's meeting to listen to our solution to the problem.

Open Forum:

- None.

Correspondence:

- Discussed above.
- A letter was to be mailed to a residence on Sunset over the clutter in his yard.
- A letter was mailed to Jim Partridge and Cynthina Heinsohn on the interest amount that they owed.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$15,575.25 in our checking account, \$31,762.33 in the special assessment account, \$33,456.36 in our money market account, \$5,139.36 in our 90-day CD account and \$1,000 in our 60-day CD account, for a grand total of \$86,933.30. A motion was made, seconded, and passed to accept the report.

Architect/Facilities Report:

- A Building Permit was submitted by Ben and Cheryl Groner. A motion was made, seconded, and approved by the Board on the amended Building Permit. The amended permit insured that the roof drip line did not violate the five-foot rule from the adjacent property.
- A bid was submitted by CCC Blacktopping for asphaltting the roads. A motion was made, seconded and approved to asphalt the following roads:

1. Creekside Harbor	\$16,000.00
2. Deer Harbor	5,500.00

3.Valleyview Dr	9,875.00
4.Magnolia Bend	7,000.00
5.Arrowhead Dr	16,385.00
6.Oak Ridge Circle	2,650.00
7.10 tons of miracle mix	850.00
8.One 14-yard load of limestone	550.00
9.Two 14-yard loads of limestone	
Bladed at storage area	1,400.00
10. Mailbox Area	<u>1,960.00</u>
Total	<u>\$62,170.00</u>

Old Business:

- The entrance lock at the clubhouse has been changed and new keys will be free to all property owners who have paid for the old keys. It was emphasized that property owners not current in their special assessment and/or maintenance fees would not get a key until all their fees are paid.
- A used tractor has been purchased for \$9,000.
- The pool pump has been repaired.

New Business:

- A motion was made, seconded, and approved to install DSL on the clubhouse computer.
- A motion was made, seconded, and approved to put Jim Mason on the check writing list.
- It was decided to get out the Winds in the middle of April.
- It was decided not to put locks on the bathroom doors as vandals have kicked the doors and ruined them in the past.
- There were some bad debts to write off, but that decision was put off until next month.

Adjourned at 10:30 am. Next meeting is April 12, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary