

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

March 14, 2009

**Directors Present:** Cliff Budd, Robert Zbranek, Jim Mason, Fred Alderman, Greg Yost, Jim Wilder and Don Harvey

**Others Present:** Laurie Schultz and one property owner who submitted a Deed violation (the Board does not have to disclose names of individuals submitting Deed violations); David Heathcock was absent.

- Jim Mason called the meeting to order at 9:00 a.m. Fred made a motion to approve the minutes of the February 14th meeting; it was seconded, and approved unanimously.

## **Closed Session:**

- Legal issues were discussed. A motion was made by Fred; it was seconded, and by a unanimous vote was approved to pursue a lawsuit.
- One Deed violation already had gone to the Justice of the Peace last month.

## **Correspondence:**

- One Deed violation was presented and one of the Board members was going to talk to the property owners or their renters.
- One correspondence was received on another Deed violation, but it was noted that there were workers out there this week fixing the violation.

## **Open Forum:**

- One person presented a Deed violation.

## **Financial Report:**

- Don reported the following amounts from our bank accounts as of the end of last month: the POA had \$27,654.78 in our checking account, \$22,425.53 in the special assessment account, \$8,531.70 in our money market account, \$5,242.11 in our 90-day CD account and \$1,016.56 in our 60-day CD account, for a grand total of \$64,870.68. Cliff made a motion; it was seconded, and approved to accept the report.

## **Architect/Facilities Report:**

- The Arch/Fac Committee recommended that approximately \$14,000 be spent to patch up the roads. Jim Mason made the motion; it was seconded, and approved to spend the money.
- Another invoice for \$765.00 was received to patch up Lakefront Drive for some large trucks that ruined the edges of the road. Cliff was to send a letter and an invoice to the lot owners to reimburse the POA.
- Robert presented the cost estimates to tear down the old sign and build a new one. An old estimate for \$400 was opened and Fred made a motion, it was seconded, and approved to use the lower \$400 estimate to tear down the old sign. Fred knew the individual and was going to contact him. Robert was to get a better drawing of the new sign before a vote was to be taken.

- Robert presented signs that he wants up around the swimming pool and the dump-like lots on Moonlight. Jim Mason made the motion; it was seconded, and approved to let Robert order the signs for \$150 or less.

#### **Old Business:**

- The pool keys were discussed and Shorty Key Service promised us the keys he owed us. Cliff found a more reliable locksmith in Shepherd who will make our keys in the future.
- Harvey Zidell submitted corrections to the minutes last month and Cliff made a motion, it was seconded and approved unanimously to add the following corrections to past minutes:
  1. In the 11-17-07 minutes, Lot 5-1-73 was sold for \$2,000, but the POA only netted \$1258.62 because of brokerage and other expenses.
  2. In March of 2008, the Board approved to transfer \$25,000 to the Special Assessment Fund for the road repairs.
  3. The amount spent on the roads last year was \$68,170 and not the \$62,170 mentioned in the March 8, 2008 minutes. While the contractor was in the area, it was discovered that Harbor Circle had never been asphalted, so a decision was made to asphalt it.
  4. Laurie Schultz has the approval to write out the checks and pay the bills, but two authorized members of the Board must always sign the checks.

#### **New Business:**

- Moonlight Machine Inc. submitted a bid for \$3,250.00 to put burglar bars at the entrance and opposite side of the hallway at the restrooms. Cliff was to get an estimate to just install burglar bars over the two doors instead of the entire hallway. Fred made a motion; it was seconded and passed to spend up to \$2,200 to install burglar bars over the two doors.
- Cliff was to write a letter to our insurance company on liability issues for our maintenance man.

Adjourned at 10:15 am. Next meeting April 11, 2009.

Respectfully submitted,

Clifford H. Budd  
Secretary