

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

May 12, 2007

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

**Others Present:** Laurie Schultz (Office Manager).

- Fred Alderman called the meeting to order at 9:15 a.m. The minutes of April's meeting were approved.

## **Open Forum:**

- None.

## **Correspondence:**

- A letter was received by a previous Deed Restriction violator stating that she was to clean up her lot.
- Two Deed Restriction violations were reported and letters were approved to be mailed out on both.
- Cliff is to write a letter to one property owner, as he had corresponded with her in the past.

## **Financial Report:**

- Although Ken was absent, he did, however, email the budget to all members of the Board. The budget report, listed the following total amounts, as of the end of last month: the POA had \$26,629.80 in our checking account, \$6,175.23 in our money market account, and \$15,809.32 in the special assessment account, for a grand total of \$48,614.35.
- Delinquencies totaled \$91,528.37.
- Cliff asked if a new Reserve Account needs to be set up or do we just buy a \$5,000 CD from funds in the checking account. The motion was made, seconded, and approved by the Board that a \$5,000 CD should be purchased with funds from the checking account.
- Fred was to inquire if Sue Norris would be available to help Laurie on QuickBooks software.

## **Architect/Facilities Report:**

- A Building Permit to build a garage by Clyde Pray was approved by the Board.
- Cliff reported that Floyd had installed the two new lights, one at the pool and one light shining towards the trailer spaces.

## **Old Business:**

- The Winds was in the process of being mailed out with a copy of the Swimming Pool Rules.

## **New Business:**

- Ken Rychlik resigned from the Board as he was in the process of selling his lots and would no longer be eligible to serve on the Board. A motion was made, seconded, and approved to accept his resignation. The Board unanimously noted and appreciated Ken's years of service and efforts as Treasurer. He will be missed by all.

- Cliff attended and represented our subdivision at the “Wise Eyes” program held by the Sheriff’s Department and the City of Onalaska on May 16<sup>th</sup>. Cliff will make out a formal report for all the property owners; get it approved by the Board; and if possible, mail it out with the next newsletter.
- A discussion was held on asking Wayne Ingram to replace Ken on the Board and Cliff stated that he would call Wayne.
- Robert reminded the Board that Saturday, May 26<sup>th</sup> was a work day to clean up our subdivision.
- Cliff reported that Michael Byrne had called the office and wanted to donate five lots to the POA. The Board gave Cliff the authority to write Michael Byrne, asking for the back taxes and dues to be paid in full, on those five lots before we can accept them.
- It was emphasized by all Board members that the next newsletter for (The Winds) should have an article in bold letters and capitals that a property owner will not be allowed to vote at the next Annual Meeting unless all maintenance fees and all special assessment dues are paid in full.
- Cliff will work on getting a sign made for Gates #1 and #2 for the next cleanup workday in the subdivision.

The meeting was adjourned at 10:10 a.m. Next meeting is June 9<sup>th</sup>.

Respectfully submitted,

Clifford H. Budd  
Secretary