

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

May 9, 2009

Directors Present: Cliff Budd, Jim Mason, Fred Alderman, Greg Yost, and David Heathcock.

Absent: Jim Wilder & Robert Zbranek

Others Present: Laurie Schultz, Office Manager, and for the Open Forum, Rene Daussin.

- Fred made a motion to accept the Agenda; it was seconded and approved unanimously.
- Jim Mason called the meeting to order at 9:00 a.m. Fred made a motion to approve the minutes of the April 18th meeting; it was seconded, and approved unanimously.

Closed Session:

- Legal issues were discussed.

Correspondence:

- None.

Open Forum:

- Rene Daussin read a letter he had written to his lawyer. Jim Mason asked him for a copy to review and Rene refused. Rene told the Board to request it in the Discovery phase.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$17,040.84 in our checking account, \$7,729.04 in the special assessment account, \$8,540.12 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 \$39,570.26. David made a motion; it was seconded, and approved to accept the report.
- Jim Mason recommended that Cliff and Jim Wilder hold a meeting to go over the past due accounts and come up with a suggestion how to handle those lot owners.

Architect/Facilities Report:

- Jim Mason reported that CCC Blacktopping had taken down the main sign but there was some discrepancy in the amount charge, so Jim was going to check that. The old sign is stored at CCC's storage area adjacent to our subdivision.
- David said that Wildwood Harbor Circle had lots of bad places on the road and a new estimate was to be gotten. A decision was put off until next month.
- Greg is rewriting the Road Plan with revised guidelines. The consensus of the Board was that it was too difficult to prepare a 7-year plan as conditions change every year. A more pragmatic Road Plan was to be drawn up by Greg.
- Jim Mason requested that a sign be installed at the boat ramp for no vehicles to be parked on the grass as someone made large ruts in the grass last month.
- Cliff was to revise the note to put on windshields of vehicles not having a Twin Harbor sticker and requested that each Board member carry some in their cars.

Old Business:

- Cliff said that the burglar bars for the restrooms were almost finished.

- It was recommended that the Arch/Facility Committee write some specs for the work to be done to both restrooms.
- The sign at the main gate was discussed and it was decided to wait until next month when Robert Zbranek would be there.

New Business:

- Cliff made a motion; it was seconded, and passed unanimously to spend approximately \$750 to install a new water heater as the old one was leaking.
- Cliff reminded the Board that two lots posted in the last Winds did not receive any bids. Fred made a motion, it was seconded, and passed unanimously to make the minimum bid \$1,000 in the future.
- Jim Mason recommended that the next Winds have some of the Pool Rules included in it.
- Cliff stated that some property owners have inquired on building new homes in the subdivision and at least two will be applying for permits soon.

Adjourned at 10:00 am. Next meeting June 13, 2009.

Respectfully submitted,

Clifford H. Budd
Secretary