

**Twin Harbors Property Owners Association, Inc**  
Board of Directors Meeting  
May 8, 2010

**Directors Present:**

Fred Alderman, Robert Zbranek, David Heathcock, Cliff Budd, Jim Mason, Jim Wilder, and B. Milton (Chip) Choate. Absent: Greg Yost.

Others Present: Laurie Schultz (Office Manager).

Cliff made a motion to accept the agenda; the motion was seconded and unanimously approved. Jim called the meeting to order at 9:00 a. m. Cliff made a motion to approve the April minutes; the motion was seconded and unanimously approved. Jim Mason resigned from the Board for personal reasons. The board members present at the meeting unanimously accepted Mr. Mason's resignation. Fred Alderman assumed the position of President for the remainder of the meeting. An election will be held at the next board meeting for the position of president.

**Correspondence:**

Two Complaint Forms were presented and Laurie was to mail letters to the property owners.

**Open Forum:** None.

**Closed Session:**

Various discussions on the lawsuit, road repairs and costs, maintenance fees, Bylaws, Deed Restrictions and the Deed violations.

**Financial Report:**

Chip stated that he has transferred the last C/D into our regular checking account on May 15th. Chip reported the following bank balances as of end of March, 2010.

Account	Balance
THPOA - Regular Checking	\$39,301.78
THPOA - Special Assessment Checking	34,486.07
THPOA - 90 Day C/D	5,305.08

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TOTAL	\$79,092.93.
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Cliff made a motion to approve the financials; it was seconded and approved by all.

**Old Business:**

Fred reviewed the list of lots for sale and the contract with the realtor and said that he would talk to the broker and get back to us next month.

David reviewed the Bathroom proposal submitted by Larry Darley for \$2,300 for labor and materials were extra. David made a motion to accept it; it was seconded and approved by all.

**New Business:**

Cliff and Chip went to the tax office to lower the taxes on the two lots located in the pit on Moonlight Drive and were turned down. Cliff filed the papers to go before the Arbitration Review Board.

David presented the plans by Tom Walls to build a new house on Valleyview. Chip made a motion to accept the Permit once it is filled out properly; it was seconded and approved by all.

Cliff and Chip stated that they would like to start taking cases to the Justice of the Peace. Fred made a motion to start going to the Justice of the Peace on property owners not paying their fees or violating Deed restrictions; it was seconded and approved by all.

An email was received from Backyard Oasis on some violations at our pool. Laurie was to get Barry to get the 25' of 3/8" rope and Laurie was to order the signs needed at the pool.

Chip made a motion to adjourn the meeting. It was seconded and all approved it. Adjourned at 11:00 a. m. Next meeting is June 12, 2010.

Respectfully submitted,

Cliff Budd  
Secretary

May 10, 2010