

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
May 12, 2012

Directors Present:

Jack Cumpton, Jim Wilder, Jim Wyckoff, and B. Milton (Chip) Choate

Directors Absent:

Rosemary Covalt and Joseph Polizzi

Guests Present:

Laurie Schultz, Office Manager, John L. Koston, Ken W. Shipman, Debbie Brooks, Michael Farr, and Bill Belcher.

Jim Wilder, President, called the meeting to order at 9:10 AM. Jack Cumpton made a motion to approve the minutes for the April 14, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

Chip reported the following bank balances as of end of April, 2012.

| Account | Balance |
|-------------------------------------|--------------|
| THPOA - Regular Checking | \$73,972.99 |
| THPOA - Special Assessment Checking | 27,152.59 |
| TOTAL | \$101,125.58 |

A listing of checks paid in April 2012 was reviewed and specific items were discussed.

Jim Wyckoff made a motion to approve the Treasurer's Report, the motion was seconded and approved.

Open Forum:

John L. Koston, and Ken W. Shipman, home builder for John, attended open forum to present a request for approval of a building permit for the construction of a new home at 414 Lakefront Drive. John and Ken raised questions concerning the requirement for a

\$2,000 road deposit and after clarification, a deposit was provided. The building permit was approved by the architectural committee and counter-signed by two board members.

A Twin Harbors property owner with property on Pine Point Circle, a cul-de-sac off Wildwood Harbor Circle, attended open forum to register a complaint concerning a property owner with property on Oakridge Circle, a cul-de-sac, which is also off Wildwood Harbor Circle. A back portion of the property on Pine Point Circle abuts the property on Oakridge Circle. The complaint is two-fold. First, the owner of the property on Oakridge Circle have had heavy trucks and equipment inflict damage to Wildwood Harbor Circle. Wildwood Harbor Circle was patched within the past year and the constant heavy traffic to and from the Oakridge Circle property has once again caused more road damage. Second, excavation work being performed on the Oakridge Circle property appears to have crossed property line onto the Pine Point Circle property. The property owner was advised that representatives of the board will inspect the properties and contact the property owner after a review was made.

Michael Farr attended open forum to initiate a discussion of whom the Association employs to pick up trash and garbage left on the right of ways of Twin Harbors roads. Michael had specific reference to a large quantity of remains of slaughtered hogs on Arrowhead near his home. In addition, the area is also cluttered with old tables and chairs. Barry reported the deposit of hog waste to the city but as of this date, no response has been forthcoming. Michael also presented questions concerning a logger who was asked to leave the subdivision. It was explained that the logger had not obtained a permit. Michael's third question involved an individual who years ago purchased lots from the Association for \$10.00 per lot. Michael had heard the individual had received special terms which included non-payment of Maintenance Fees and Special Assessment Fees for a three year period. Michael was assured this individual did not receive any special consideration on the lots he purchased for \$10.00.

Bill Belcher, Twin Harbors pool security, attended open forum to update the board on security issues. Several times within the past month a group of young boys have attempted to use the pool. One of the boys claimed to be 18 and therefore eligible to enter the pool area and bring up to four guests. Bill was instructed to have the young man show his drivers license or deny entrance to the pool area.

Bill is encountering a property owner that refuses to place her name on the sign-in sheet. Signing our sheet is required and Bill was instructed to request the lady to leave if she did not sign in.

Correspondence:

In April, Bonnie Anik-Goli requested assistance from the board in trying to resolve a problem with a home she owns in Twin Harbors. We put her in contact with a realtor and we can now report that the house and two lots have been sold.

Complaints:

Jim Wyckoff reported that the property owner on Sunset Drive has moved the boat that has been parked in the street.

A complaint was received from a property owner asking for Association assistance regarding dead trees in lots adjacent to his home. He is concerned that the dead trees pose a danger of falling and causing damage to his home. He asked the Association to mail letters to the property owners advising of the dead trees and requesting their removal.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

After the April board meeting, Don Uptegraph submitted his resignation, citing personal reasons. Jack Cumpton moved that the board accept Don's resignation. The motion was seconded and approved.

With Don's resignation, the board is one member short on the Architectural Committee. Jack Cumpton made a motion to elect Jim Wilder as a temporary member of the Architectural Committee. The motion was seconded and approved.

Action was deferred on appointing a board replacement for one of the two positions which are currently available.

Chip reported he and Rosemary spent about an hour with the day care center operators discussing the safety issues created when cars exit the day care center and make a left turn directly into the flow of oncoming traffic. The day care center operators lease the facility. Both admitted they advise their clients not to exit the day care center via the exit on FM 3186, but rather use the exit on Twin Harbors Drive. This subject has been brought to their attention on at least two other occasions by Twin Harbors POA members. The curb cut is not on Twin Harbors right of way and the center has been assured by Chief Ron Gilbert that the Association cannot close the exit to Twin Harbors

Drive. Chip indicated that he will meet with Chief Gilbert to determine the legality of closing the turnaround between the Twin Harbors sign and the drain and placing Right Turn Only and One Way (arrow pointing right) at the point where the day care center exits onto Twin Harbors Drive.

Jim Wyckoff presented a letter to be mailed to all property owners describing in detail the Twin Harbors Tree Cutting Permit and the necessity for a \$2,000 deposit. The letter was approved.

Jim Wilder initiated a discussion of utilizing Miracle Mix on the roads. Jim Wyckoff indicated that he and Jack Cumpton will conduct a study of the feasibility of using Miracle Mix.

Jack Cumpton made a motion to adjourn the meeting. The motion was seconded and approved.

The meeting was adjourned at 10:42 AM. Next meeting is scheduled for June 9, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary