

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

November 8, 2008

Directors Present: Cliff Budd, Jim Mason, Fred Alderman, Greg Yost, David Heathcock, Jim Wilder and Don Harvey

Absent: Robert Zbranek

Others Present: Laurie Schultz

- The first order of business was to nominate officers. The following were nominated: President: Jim Mason, Vice President: Fred Alderman, Secretary: Cliff Budd, Treasurer: Don Harvey, 1st Architect: David Heathcock, 2nd Architect: Greg Yost, 3rd Architect: Robert Zbranek, Parliamentarian: Jim Wilder.
- Jim called the meeting to order at 9:00 a.m. Jim made a motion to approve the minutes of the October 11th meeting; it was seconded, and approved unanimously.

Correspondence:

- Correspondence received about two months ago was passed out and discussed.
- Another lot was turned over to the POA. It is lot 2-1-7.

Open Forum:

- None

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$49,137.04 in our checking account, \$7,669.32 in the special assessment account, \$8,513.96 in our money market account, \$5,192.07 in our 90-day CD account and \$1,011.98 in our 60-day CD account, for a grand total of \$71,524.37. Cliff made a motion; it was seconded, and passed to accept the report.

Architect/Facilities Report:

- Two Building Permits were approved for the Wyckoff and West residences.
- New sealed bids were recommended to tear down the main sign and it was requested that they be opened at next month's meeting.
- A motion was made, seconded, and approved to spend over \$23,000 to fix Sunset Drive and the culvert on the corner of Sunset and Moonlight.
- It was recommended that the Arch/Facilities Committee get an estimate to chip and seal Pine Point Circle and Oak Ridge Circle.
- It was recommended that Barry Pounds, the maintenance man, report to one person, namely Robert Zbranek. If he was not available, Cliff would be an alternate.
- Cliff said that the abandoned house on the corner of Creek Drive and Moonlight is to go up for auction on December 2, 2008.

Old Business:

- Cliff said that he and Jim will meet with Kitchens on the 14 lots involved in the judgment.
- Don said that Hazen Fanjoy was to work on a new sign at the main entrance.

- The Board approved following the new Collection Policy on all fees owed to the POA.

New Business:

- The Board put off until next month on whether this subdivision should charge a transfer fee on change of ownership of a lot and also charge a fee for the Building Permit.
- On the Hurricane Ike claim, the POA received a check for \$4,373.97. Cliff stated that the clubhouse will need a new roof next year and we should remember to put that in next year's budget.
- There will be two lots to be auction off in the next Winds and Fred is to look at them and come up with minimum bids. They are 2-1-26 and 2-1-7.
- New hours were approved for the office hours. They are Monday and Saturdays from 8:00 am to noon.
- Laurie was to mail a receipt on the tractor.
- The Board approved removing some trees on the corner of Twin Magnolia and Parkview as it is a dangerous corner.
- Jim was to pull the hard drives on the old computers and then we could dispose of them.
- Cliff mentioned that the Special Assessment went up to \$50 per lot and should be included in the minutes.
- Cliff said that he would draft the first copy of the Winds which is scheduled to go out about January 1, 2009.

Adjourned at 10:30 am. Next meeting December 13, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary