

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
November 13, 2010

Directors Present:

Fred Alderman, Shana Derouen, Joseph Polizzi, Jim Wilder, Jim Wyckoff, and B. Milton (Chip) Choate

Directors Absent:

Jack Cumpton, Robert Zbranek

Guests Present:

Laurie Schultz, Office Manager

Earl Geis and son, Curtis and Barbara Dickens, and Michael Farr for the Open Forum.

Fred Alderman, President, called the meeting to order at 9:06 a. m. Jim Wilder made a motion to approve the agenda, the motion was seconded and was approved. Jim Wilder made a motion to approve the minutes for the October 9th board meeting, the motion was seconded and was approved. Jim Wyckoff made a motion to approve the minutes for the special board meeting held October 16th, the motion was seconded and approved.

Correspondence:

A letter has been received from ProStar Waste stating that the company is unwilling to pay any amount to repair road damage which has occurred at the corner of North Moonlight Drive and Creek Drive. ProStar expressed an opinion that the damage to the road could not be singularly attached to their vehicles. The board decided that it would be more expeditious and less costly to have the roads repaired at subdivision expense and avoid any legal entanglement. Repairs to this road shall be made in the third quarter of our fiscal year, in conjunction with other subdivision road work.

Lionel Primeaux emailed two questions. When will the web site be updated and how often do we publish The Winds. The website will be up dated the week of November 15th. The Winds is published on an irregular semi-annual basis in January and August of each year.

Open Forum:

Earl Geis and son attended the board meeting to present a request for approval of plans to construct a new home at 210 Whisperwood Drive in the Twin Harbors Subdivision. The plans were reviewed, discussed and approved by the Architectural Committee and countersigned by board members.

Curtis and Barbara Dickens attended the board meeting to present a request for approval of plans to construct a new home at 716 Lakefront Drive in the Twin Harbors Subdivision. The plans were reviewed, discussed and approved by the Architectural Committee and countersigned by board members.

Michael Farr attended the board meeting to present a request for approval of plans to construct a new home at 379 Arrowhead Drive in the Twin Harbors Subdivision. The plans were reviewed, discussed and approved by the Architectural Committee and countersigned by the board members.

Closed Session:

None.

Financial Report:

Chip reported the following bank balances as of end of November, 2010.

Account	Balance
THPOA - Regular Checking	\$58,103.09
THPOA - Special Assessment Checking	6,812.58
TOTAL	\$64,915.67

A listing of checks paid in the month of October 2010 was reviewed and specific items were discussed. The listing of checks paid is a new addition to the financial report. Board members requested the listing become a standard part of the financial report.

Joseph made a motion to approve the financials, the motion was seconded and approved.

Old Business:

Interest is now being earned on our regular checking account and our special assessment checking account has been placed on a non-interest earning status in order to avoid a service charge when the account dips below a balance of \$1,500.

At the Annual Meeting, property owners voted their approval for the board to proceed with re-writing and consolidating deed restrictions. Four property owners who are not board members were selected to join with four board members to form the membership of Deed Restriction Committee. Property owners selected to become members of the committee are Pat Casey, Shana Derouen, Gerald Derouen, and Jack Cumpton. Shana Derouen and Jack Cumpton were subsequently elected as board members and; therefore, two property owners that are not board members are needed as replacements on the Deed Restriction Committee. Board members were asked to suggest replacements, with the names to be presented at the December board meeting. At the December board meeting, two board members will be selected to join Shana Derouen and Jack Cumpton as the four board members on the Deed Restrictions Committee. Due to the upcoming holiday season, the first meeting of the Deed Restrictions Committee will be held in January 2011. Chip was asked to request the Association attorney, Travis Kitchens, prepare an opinion letter that will provide assurance of the legality of re-writing Twin Harbor deed restrictions. A property owner at the Annual Meeting expressed his opinion that the deed restrictions are frozen until 20207 and the board feels an attorney opinion letter will answer questions about the propriety of re-writing the deed restrictions. It is the plan of the board to have a draft of the revised deed restrictions, which have been reviewed by the Association attorney, posted on our website in August and available by mail to all who might request a mailed copy.

The proposed Clubhouse/Pool Reservation Policy was discussed at the Annual Meeting and property owners were invited to contact Jim Wilder with any comments or suggestions. Jim reports that no one came forth with changes. Chip made a motion that the board approve the Clubhouse/Pool Reservation Policy as originally submitted by Jim Wilder, the motion was seconded and approved.

Property Owners attending the Annual Meeting approved the board offering for sale the lake front lot in Section 5 that was originally designated to be used as a boat ramp. The board authorized obtaining an appraisal before offering the property for sale. Fred will contact Stanton Marsh and request an appraisal. The property will be offered for sale in

the January Winds and bids will be taken, with the minimum bid being the appraised value. If the property is not sold via The Winds, the property will be offered to the general public.

New Business:

Christmas Bonuses were approved.

The January Winds will be prepared in the coming month and will be presented to the board for their approval at the December 11th board meeting. Shana will assist Chip in the preparation of the January Winds. Board members were asked to email Chip or Shana any suggestions for subjects to be included in the Winds.

At the Annual Meeting, held October 16th, a total of thirty-one (31) property owners and eleven (11) spouses attended representing ownership of sixty-two (62) lots. Jim Wilder suggested the Association put forth a greater effort next year to entice property owners to attend.

On several occasions, an individual receiving a complaint form has indicated they were not for certain exactly what was the subject of the complaint. The board has indicated a new complaint form that is very specific in nature would be better. Joseph volunteered to prepare a new complaint form and will require a photo to accompany the complaint form.

The Association General Liability and Director and Officer Insurance Policies mature in February and March of 2011. The board asked Joseph to review our insurance policies, checking with additional insurance agencies to determine if the Association can obtain any cost savings.

The board authorized a study by the Architectural Committee of our existing facilities to develop a five-year plan that will recommend or establish priorities for the repairing, improvement or replacement of the assets of the Association. The plan is also to be designed to establish regular maintenance guidelines. This plan will be updated on an annual basis. Chip made a motion for the Architectural Committee to prepare a study as described above, the motion was seconded and approved.

Copies of existing board policies were passed out to all board members.

The Architectural Committee was assigned the task of preparing a new construction package that will be available to property owners to assist in assimilating and preparing

the necessary documents necessary when considering a construction request. The package will contain a listing of the exact documents required, as well as, examples.

The board discussed establishing street and highway cleanup action by property owners and decided that additional study was needed before creating a formal group.

Jim Wyckoff made a motion to adjourn the meeting. The motion was seconded and approved.

The Meeting was adjourned at 10:51 a. m. Next meeting is scheduled for December 11, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary