

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

October 10, 2009

Directors Present: Jim Mason, Jim Wilder, Fred Alderman, Greg Yost, Cliff Budd and Robert Zbranek.

Others Present: Laurie Schultz (Office Manager), Robert Mondshine and Don Harvey for Open Session.

- Cliff 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 September 12th meeting; it was seconded, and approved unanimously.

Closed Session:

- The lawsuit was discussed. Jim Mason said that handouts on the lawsuit will be available at the Annual Meeting.
- Cliff made a motion; it was seconded, and approved unanimously to give Jim Mason Power of Attorney if a quorum of Board members does not attend the mediation meeting.

Correspondence:

- Complaints were considered on two property owners. The complaints were turned over to Arch/Facilities Committee for recommendations.
- A letter from the Sewer Board was discussed.

Open Forum:

- Don Harvey stated that he was in the process of getting enough votes to change the Point's Deed Restrictions. The main thing Don wanted to change is the minimum size of a house built on the Point from 700 square feet to 1200 square feet as every lot on the water in the subdivision has a minimum of 1200 square feet.
- Robert Mondshine discussed his lawyer's letter to the Board on only building a garage. Jim Mason informed him that the matter has been turned over to our lawyer. Our Arch/Facilities Committee should read our lawyer's reply and state their opinion to the Board, and since we may have a new Arch/Facilities Committee in November, a decision will probably not be made until the December meeting.

Financial Report:

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$37,648.79 in our checking account, \$9,649.74 in the special assessment account, \$5,557.47 in our money market account, \$5,276.42 in our 90-day CD account and \$1,021.33 in our 60-day CD account, for a grand total of \$59,453.75. Robert Zbranek made a motion; it was seconded, and approved to accept the financial report.

Architect/Facilities Report:

- David is going to make the specs for the two bathrooms and submit them to some remodelers. The specs will include handicap railings in the bathrooms.

- Cliff explained the situation on a possible leak in the water supply line and said he is waiting on Backyard Oasis to test the pool with the electricity shut off next week to make sure the pool is not leaking. Cliff then said he would contact Robert Zbranek with the results.

Old Business:

- The Amended Management Certificate has been filed and recorded in the county clerk's office.
- Greg wanted to know when the trash pile was to be burned.

New Business:

- Cliff would look into the illegally parked trailers in the parking area.
- The write-offs of some debts, etc. were put off until next month.
- A motion was made, seconded and approved to let Cliff purchase a new laser printer to replace the old HP LaserJet 4.
- Robert discussed the mowing schedule and the Board gave him authority to have Barry mow it when he felt it was necessary.
- Robert was to call Slim, our clubhouse lawn man, to instruct him to cut and trim all three entrances in the future.
- Robert was to get together with Larry Darley on installing lights on the sign at gate #2.
- Cliff said that Barbara Dickens and her lawyer called him to get the Board's approval on a contract Mrs. Dickens was going to make with a contractor. The Board said it doesn't get involved in such situations.
- Cliff was to purchase a tape recorder for our Annual Meeting as the old one is broken.
- Robert is going to look into trading our tractor in for a wider and newer model that has a 5-foot wide cutting blade.
- The budget was perused and two mistakes were found. Fred made a motion; it was seconded, and approved to accept the proposed 2009-2010 budget with the two changes being made.
- Greg reminded the Board that he had changed the 7-year road plan and it will probably be discussed in the upcoming Annual Meeting.
- The Annual Meeting was discussed.

Adjourned at 10:00 am. Next meeting November 14, 2009 and the Annual Meeting is October 17, 2009 at 10:00 am.

Respectfully submitted,

Clifford H. Budd
Secretary