

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

September 12, 2009

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

Absent: David Heathcock and Laurie Schultz.

**Others Present:** Robert Mondshine and Floyd Schoonover for Open Session.

- Fred made a motion to accept the Agenda; it was seconded and approved unanimously.
- Jim Mason called the meeting to order at 9:10 a.m. Fred made a motion to approve the minutes of the August 8<sup>th</sup> meeting; it was seconded, and approved unanimously.

## **Closed Session:**

- The lawsuit was discussed.

## **Correspondence:**

- Complaints were considered on five property owners. Letters were to be sent to the property owners and one complaint involved the dumping of materials on the POA's lots. Members of the Board were going to look into cleaning up the material on Moonlight Drive and building a fence on those lots.

## **Open Forum:**

- Floyd Schoonover requested a list of the lots owned by Mr. Turk and Cliff said he would look it up and call him after the meeting.
- Robert Mondshine submitted a permit to build a garage and according to several Board members, our Deed Restrictions do not allow only a garage to be built without house plans also submitted. He was requested to resubmit the plans.

## **Financial Report:**

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$2,446.93 in our checking account, \$9,661.77 in the special assessment account, \$5,554.96 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 \$23,961.41. A motion was made; it was seconded, and approved to accept the report.

## **Architect/Facilities Report:**

- As discussed in Open Forum, the permit to build only a garage was turned down.
- A discussion was held on Clay and Kyle streets and the effect the logging and other trucks would have on these roads. Cliff was to email Prominent Leasing to find out when he plans to apply for a Building Permit.
- The pool gate lock has been repaired and springs added to the gate to force it to close automatically.

## **Old Business:**

- The remodeling of the bathrooms was put off until the next meeting.

**New Business:**

- Cliff said the a new Deed Restriction has been signed and recorded for Reserves 2 and 3 in Section 5.
- Cliff would look into the illegally parked trailers in the parking area.
- Cliff made a motion; it was seconded, and approved unanimously to write off the \$340 owed in fees by Don and Joy Eastwood as they donated two lots to the POA, namely 2-1-4 & 45.
- The write off the amount owed by Dexter James Sargent has been put off until the next meeting.
- Cliff made a motion, it was seconded, and approved unanimously to sign and record an Amended Management Certificate.

Adjourned at 9:55 am. Next meeting October 10, 2009 and the Annual Meeting is October 17, 2009 at 10:00 am.

Respectfully submitted,

Clifford H. Budd  
Secretary