

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

April 12, 2008

**Directors Present:** Cliff Budd, Jim Mason, Don Harvey, Ron Eddleman, Fred Alderman, Floyd Schoonover and John Morse. **Absent:** Robert Zbranek.

**Others Present:** Laurie Schultz and Mr. and Mrs. Frank Fox for the Open Forum.

- Fred called the meeting to order at 9:00 a.m. The minutes of the March 8th meeting were approved.

## **Closed Session:**

- The letter from McClendon was discussed and a final resolution was to be presented at the next month's meeting.
- A letter was received from a property owner on the Reserve. Board members were to read the letter for next month's meeting and decide a resolution then.
- Concerning the Special Assessment, several ideas were discussed and this also would need to be discussed and resolved at next month's meeting. The three parties involved were invited to the meeting to resolve the issue, but none attended.
- Two foreclosures are going to trial soon.

## **Open Forum:**

- Mrs. Fox asked a question about building a shed and the Board informed her that sheds, in that section, are against the Deed Restrictions, but a small garage would be allowed.

## **Correspondence:**

- Discussed above, and
- Four Complaint Letters were received and letters or phone calls were to be made to those individuals.

## **Financial Report:**

- Cliff reported the following amounts from our bank accounts as of the end of last month: the POA had \$6,717.88 in our checking account, \$555.26 in the special assessment account, \$8,474.66 in our money market account, \$5,139.36 in our 90-day CD account and \$1,000 in our 60-day CD account, for a grand total of \$21,887.16. A motion was made, seconded, and passed to accept the report.
- The paperwork was signed so Jim Mason could also sign checks.

## **Architect/Facilities Report:**

- Approximately, \$66,000 was spent on asphaltting and repairing the roads.
- Cliff and Jim were to check with the City of Onalaska's building inspector on the status of culverts in the subdivision.
- The Board approved spending approximately \$500 to \$600 for new road signs. The mayor, Mr. Lew Vail, approved paying one-half of that amount.
- Cliff was to call on the additional 200 keys owed us.

- A motion was made, seconded, and approved by the Board to spend \$500 on cutting down two dead trees near the clubhouse.
- The poor condition of Sunset Drive was discussed. Fred made the statement that if an oversized truck enters the subdivision, that person should call the Police and have the truck operator ticketed.

**Old Business:**

- DSL has been installed on the clubhouse computer.
- Bad debts write-offs were put off to next month.

**New Business:**

- The Winds newsletter was approved with an additional paragraph on needing volunteers to assist in rewriting the Bylaws.
- A discussion on our Website was held and John was going to look into talking to the individual in Livingston that does that for a living.
- Prominent Leasing owes the association some past dues that were the fault of the title companies not notifying the Office Manager. Cliff is working on clearing this up.
- It was recommended that the Bylaws be changed with some minor changes. These changes will be designed to clarify some issues in our rules and regulations. Cliff Budd, Jim Mason, and Robert Zbranek have volunteered to form a committee to rewrite the Bylaws and hopefully, four or more property owners will also volunteer to be on the committee.

Adjourned at 10:05 am. Next meeting is May 10, 2008.

Respectfully submitted,

Clifford H. Budd  
Secretary