

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

December 13, 2008

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

Absent: David Heathcock

Others Present: Laurie Schultz (Office Manager)

- Cliff made a motion to nominate the following for the Board: 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. It was seconded, and approved unanimously.
- Jim Mason called the meeting to order at 9:10 a.m. Jim Mason made a motion to approve the minutes of the November 8th meeting; it was seconded, and approved unanimously.

Correspondence:

- Greg submitted a list of Rundown/Neglected and Abandoned homes. Cliff was to send out Deed violation letters to all.

Open Forum:

- None

Financial Report:

- Don reported the following amounts from our bank accounts as of the end of last month: the POA had \$34,451.50 in our checking account, \$240.93 in the special assessment account, \$8,513.53 in our money market account, \$5,213.83 in our 90-day CD account and \$1,011.98 in our 60-day CD account, for a grand total of \$49,436.77. Cliff made a motion; it was seconded, and passed to accept the report. It was noted by Jim Mason that approximately \$29,000 has been spent on the roads in the past two months.

Architect/Facilities Report:

- Cliff said that the abandoned house on the corner of Creek Drive and Moonlight went up for auction on December 2, 2008, but did not know the last day to receive bids. Cliff has notified the law firm of past dues on this house.
- The sign at the main gate was discussed and the decision was to wait until the property owner working on the sign comes up with some design.
- There was a lengthy discussion on enforcing the Deed Restrictions on rundown, neglected, trashy-looking houses in the subdivision and the unanimous decision was to proceed on getting a judgment on these home owners either through our attorney or the Justice of the Peace.
- The Building Permit is to be emailed to all Board members for remarks, changes, etc. The Board had a discussion on "Roll-Off Containers" and decided to take that off of the Building Permit. Instead, the wording was to reflect that "the property owner is to restore the damaged roads to their original condition." The change was due to the fact that builders,

developers, and property owners in the past complained that the roads never had a proper base and were easily damaged.

- It was recommended that the Arch/Facilities Committee get together in February-March to decide what road work needs to be done. Cliff said that based on the last few years, about \$50,000 would be available for road work.
- The Board discussed and agreed that each home and/or lot(s) should be ruled on individually on how to handle unpaid fees.
- Jim Mason stated that Sunset Drive has been stabilized with road-based limestone.

Old Business:

- Cliff said that he and Jim Mason have met with Kitchens on the 14 lots involved in the judgment. Fred made a motion; it was seconded, and passed that the Board should proceed with paying Travis Kitchens \$4,400 to proceed with the legal work to get the 14 lots into our name. Greg voted against it. Cliff was to check again with the lawyer that the lots would be in our name and not go to a Sheriff's sale before mailing the check.

New Business:

- Jim Mason made a motion that the Board not charge a transfer fee on change of ownership of a lot(s) and also not charge a fee for the Building Permit. It was seconded, and approved unanimously.
- The first draft copy of the Winds was discussed and some changes were made. Each Board member was to get a copy of the Winds and make comments before being mailed out at the end of the month. One important change was on the bidding process for auctioned lots. Now, there is no minimum, but the Board can accept or reject any offers based on the Board assessment of their value. Also, preference was to be given to adjacent lot owners.
- A motion was made, seconded and passed unanimously to give Laurie and Barry a \$100 Christmas bonus.

Adjourned at 11:00 am. Next meeting January 10, 2009.

Respectfully submitted,

Clifford H. Budd
Secretary