

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

July 14, 2007

Directors Present: Cliff Budd, John Morse, Floyd Schoonover, Robert Zbranek, Ron Eddleman, and Fred Alderman. Absent: Jeff Gilliland.

Others Present: Tony Jackson (present for Open Forum), and Laurie Schultz (Office Manager).

- Fred Alderman called the meeting to order at 9:00 a.m. The minutes of June's meeting were approved with one correction.

Open Forum:

- Tony Jackson read a letter that emphasized the special fee for the roads was never a voluntary contribution and it was signed by members of the previous Board, namely Amy Casey, Cynthia Greenwood, Tony Jackson, and Ken Rychlik. All the present Board members agreed that it was never a voluntary matter.

Correspondence:

- Letter from Tony Jackson was discussed above.
- On the letter from the Water Department for a right of way, Cliff said that the purchasers of the properties have agreed to sign the letter.

Financial Report:

- Cliff reported the following amounts from our bank accounts, as of the end of last month: the POA had \$10,653.49 in our checking account, \$18,212.00 in our money market account, \$16,931.71 in the special assessment account and \$5,000 in our CD account, for a grand total of \$52,797.20.

Architect/Facilities Report:

- Floyd requested permission to buy acrylic guards for the fluorescent lights at the clubhouse and permission was granted.
- Cliff was to order the "Slow" signs for the subdivision.
- Floyd presented the cost estimates to fix the pumps and filters for the swimming pool. A motion was made, seconded, and approved to spend approximately \$5,000 for the repairs.
- Cliff mentioned that Boat Ramp #2 was eroding away and he received permission to get unwanted dirt free from construction companies for the site.
- The Arch/Facilities committee and the Board approved the Building Permit for Art Martinez on Lots 114 & 115 in Section 3, Block 1.
- Cliff reported that Ronnie Vinson was to start on subcontracting out the chip and seal work any day now and Cliff told him to chip and seal the culvert area at the main landing and that the Board would pay the subcontractor directly.

Old Business:

- A lengthy discussion of the Deed Restrictions (Item #22) regarding the adjustment of maintenance fees was held and it was decided to have a special meeting to iron out the differences on Tuesday, July 17th at 6:00 pm.
- Cliff reported that on the five lots to be given to the POA, the owner has paid all late fees and taxes, but still has not signed the Special Warranty Deed.
- Cliff said that he was to meet with Travis Kitchens on the foreclosures and the new Deed Restriction for the Reserves in Section 5.

New Business:

- Cliff mentioned that Ken Rychlik was writing letters to the local title companies that he is no longer on the Board.
- Cliff said that he would help out with the title companies in the future.

The meeting was adjourned at 10:00 a.m. Next meeting is August 11th.

Respectfully submitted,

Clifford H. Budd
Secretary