

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

November 10, 2007

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

**Others Present:** Laurie Schultz (Office Manager) and Hazen Fanjoy.

- John called the meeting to order at 9:00 a.m. The minutes of the October's meeting were approved.

The new Board consists of the following:

	<u>Telephones</u>	<u>email addresses</u>
• President: Fred Alderman	936-646-4695 Hm 936-646-5253 Wk 936-328-1757 Cell	<a href="mailto:swann@eastex.net">swann@eastex.net</a>
• Vice President: John Morse	281-723-7670 Cell	<a href="mailto:jhmorse@gmail.com">jhmorse@gmail.com</a>
• Secretary: Clifford Budd	936-646-3117 Hm 936-328-7641 Cell	<a href="mailto:cliffbudd@eastex.net">cliffbudd@eastex.net</a>
• Treasurer: Don Harvey	936-646-5578 Hm	<a href="mailto:lharvey1208@eastex.net">lharvey1208@eastex.net</a>
• Parliamentarian: Jim Mason	254-366-1019 Hm	<a href="mailto:jdmason@airmail.net">jdmason@airmail.net</a>
• 1 <sup>st</sup> Architect: Floyd Schoonover	936-646-5721 Hm	<a href="mailto:floyd@cebridge.net">floyd@cebridge.net</a>
• 2 <sup>nd</sup> Architect: Ron Eddleman	936-646-3931 Hm 936-328-9372 Cell	<a href="mailto:reelle@eastex.net">reelle@eastex.net</a>
• 3 <sup>rd</sup> Architect: Robert Zbranek	936-646-5426 Hm 936-327-6809 Wk 936-328-7894 Cell	<a href="mailto:rjzeb@hotmail.com">rjzeb@hotmail.com</a>

## Open Forum:

- None.

## Correspondence:

- None

## Financial Report:

- Cliff reported the following amounts from our bank accounts, as of the end of last month: the POA had \$28,441.40 in our checking account, \$16,419.87 in the special assessment account, \$33,317.72 in our money market account and \$5,045.62 in our CD account, for a grand total of \$83,224.61. A motion was made, seconded, and passed to accept the report.
- Cliff stated that he is working on rewriting the "Collection Policy" now used by the Board as these procedures are in need of updating.
- A motion was made, seconded, and passed to start collecting eighteen (18) percent interest on past due accounts. Every December, the interest is to be added on the past due Special Assessment accounts and every August the interest is to be added on the past due Maintenance Fees before the Invoices are mailed out.
- A discussion was held on presenting the financials every month. John would like to look at last month's transactions. Cliff said he would show the new treasurer, Don Harvey, how to download the bank's statements.

- It was recommended that Sue Norris work with Laurie on getting the data needed every month for the Board meeting.
- A motion was made, seconded, and passed for the following Board members to sign checks and be listed on all the bank records at First National Bank: Fred Alderman, John Morse, Clifford Budd, and Don Harvey. Don Harvey is to receive the financial statements from the First National Bank of Livingston via email (email address is: [lh Harvey1208@eastex.net](mailto:lh Harvey1208@eastex.net) ) and to remove Ken Rychlick from receiving the bank statements via email. Also, in the motion that passed, the following previous Board members were to be removed from all the accounts that are held in First National Bank: Ken Rychlick, Amy Casey, Andrew Jackson, and Floyd Schoonover.

**Architect/Facilities Report:**

- Hazen Fanjoy presented a Building Permit to extend his roof on his house. A motion was made, seconded, and passed to approve the permit.

**Old Business:**

- Cliff said that he is still waiting on the lawyer's opinion on Dwayne and Rene Daussin's letters to the Board.

**New Business:**

- Jim was to check on the magnetic card lock at the clubhouse.
- Cliff said that he is having trouble locating Jim Wissell as he has a boat still parked in the trailer section.
- John was to talk to Chief Gilbert about the two unauthorized items parked in the trailer spaces. He was also going to ask him on the semi-trailers parked at Gate #2.
- John was also to check on the status of the Schleppi trailer house and lot.
- The new Deed Restrictions have been recorded for Reserves #2 and #3 in Section 5. The present owner is having trouble getting a permit as the EPA would like to keep the area natural.
- A lengthy discussion was held on the lots that have been given back to the POA and how to sell them. The final decision has been put off to next month, but the general consensus was to put them up for bid from current property owners first. Each lot was to have a minimum bid based on fees owed, taxes owed, and general condition of the lots. Cliff was to check with the county on tax amounts due. Then, if the lots were not sold, they would be turned over to a real estate agent.
- The Winds is due out in December which will include a list of the lots for sale. Other items to be included in the Winds are: (1) 18 % interest on past dues, (2) some new work dates for clean up, (3) having a golf tournament, and (4) having a Spring barbecue and new comers welcome party.
- It was discussed on renting out the pool and facilities to church groups, civic groups, Boy Scouts, etc. and the consensus was that it would be a good idea as we have the only large pool in the area. It was to be discussed and decided at the next meeting.
- Don mentioned that some of the members on The Point were to get together and do the Christmas decorations.

Adjourned at 10:20 am. Next meeting is December 8, 2007.

Respectfully submitted,

Clifford H. Budd  
Secretary