

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

September 13, 2008

Directors Present: Cliff Budd, Jim Mason, Fred Alderman, John Morse, Don Harvey and Floyd Schoonover

Absent: Ron Eddleman and Robert Zbranek

Others Present: Laurie Schultz, and for the Open Forum, Pat Casey and Tony Jackson

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

Correspondence:

- Four correspondences were received and Fred Alderman stated that he would answer them.

Open Forum:

- Tony Jackson emphasized the new Bylaws stated that all dues must be paid for a property owner to be in good standing. Also, he stated that the Bylaws now can only be changed at the Annual Meeting and not in a monthly Board meeting.
- Pat Casey stated that we should use a lawyer more efficiently. Also, he didn't believe the current Board has been following the previous procedures documented on the roads. That is, the current Board is not following the 7-year road plan nor the correct process on evaluating which roads should be repaired.

Financial Report:

- Don Harvey reported the following amounts from our bank accounts as of the end of last month: the POA had \$8,491.30 in our checking account, \$6,986.35 in the special assessment account, \$8,502.75 in our money market account, \$5,192.07 in our 90-day CD account and \$1,009.41 in our 60-day CD account, for a grand total of \$30,181.88. Cliff made a motion; it was seconded, and passed to accept the report.
- Cliff was to call Ken Rychlik on the budget for the Annual Meeting.
- A motion was made to accept the new Collection Policy. The new policy gave the Board more flexibility in the future. It was seconded, and passed by the Board. John Morse voted "no" as he believed the language should be more rigid. One of the major changes was to change the interest rate on past due funds from 18% to 12%.

Architect/Facilities Report:

- There was a discussion on the permit submitted for the trailer section. Floyd said he would contact the property owner and talk to them about the size of the trailer.
- Jim said that the Onalaska Police Department is working on the residence with the roof falling down over the car parking area.
- Cliff said he would pursue the abandoned house on the corner of Moonlight Drive and Creek Drive.
- A motion was made, seconded and passed unanimously to keep the pool open until the end of October.

Old Business:

- Cliff said that he and Jim were to meet with Kitchens on the 14 lots involved in the judgment, but had to reschedule because of Hurricane Ike.

New Business:

- Cliff discussed the damage caused by Hurricane Ike and he has called the insurance company and is waiting for a call from the adjuster.
- Cliff said that there will be two or more lots available to auction off in the next Winds.

Adjourned at 10:30 am. Next meeting October 11, 2008.

Respectfully submitted,

Clifford H. Budd
Secretary