

**Twin Harbors Property Owners Association, Inc.**  
**Annual Meeting Minutes**  
**October 20, 2012**

**Directors Present:** Jim Wilder, Jim Wyckoff, Joseph Polizzi, Rosemary Covalt, and B. Milton Choate

**Directors Absent:** Jack Cumpton

**Others Present:** Roy Newport, Mayor of Onalaska; Ron Gilbert, Police Chief of Onalaska; Ronnie Vincent, Commissioner of Precinct 2; Polk County, and J. R. Jones, Captain, Polk County Sheriff's Department.

**Jim Wilder, President, called the meeting to order** at 9:00 AM. As the first order of business, Jim Wilder led the group in an opening prayer. Next, Jim Wilder led the group in the Pledge of Allegiance.

Jim Wilder introduced Roy Newport, Mayor of Onalaska

**Roy Newport** reported that after several yeas in the planning and development, Onalaska's new city park is now open. More development is planned in the coming years. Everyone was encouraged to visit and enjoy the new park.

Next, Roy explored the question of abandoned property in Onalaska. Unfortunately Onalaska is not exempt from the problems which are created when homes are abandoned. The city has plans to hire a code enforcer who will actively pursue owners who have abandoned homes, including court action when necessary. Cliff Budd questioned the availability of money for this issue. Funds have been budgeted for this project. The city plans to start slowly and build up momentum.

Onalaska wants to obtain a large digital sign, to be placed on Highway 190, to communicate with the public. In addition to informing residents about crucial information (food, water, shelter, fuel) during disasters, the city is also planning to sell advertising space to assist in the financing of the new digital sign. Tracy Malone has consented for the city to place the sign on her property, plus she will pay the electrical expense.

"Welcome To Onalaska" signs are planned for Highway 190 on the west side and also on the east side.

Roy then distributed a list of goals for the city.

Dyana Babik asked the mayor if the city would consider allowing additional companies to bid on the city garbage contract, when the contract comes up for renewal. Dyana felt that a more affordable residential contract would entice more residents to sign up. Roy

responded that at the last renewal, multiple companies were invited to submit bids; however, only one, ProStar Waste, submitted a bid.

Jim Wilder indicated that everyone should remember the city does not collect ad valorem taxes and most city revenue comes from sales tax collections. City businesses should be supported whenever possible.

Jim Wilder introduced Ron Gilbert, Police Chief for Onalaska

**Ron Gilbert** started by stating Onalaska has six (6) full time police officers and ten (10) reserve police officers.

When patrolling neighborhood subdivisions at night, officers will turn on their spot light and shine the light at homes and yards.

Recently one of the Onalaska police officers was discharged. This officer was not a member of the Mexican Mafia and the FBI has assured Chief Gilbert that the Mexican Mafia is not active in Polk County.

The city has a new computer and camera system, which cost \$10,000 per vehicle to fully install. The system allows the police chief to view all camera feeds from his office or his home.

Whenever an officer is needed, it is best to call 911 and give the operator all of the pertinent information. Calling 911 will help to expedite service. Calling city hall will only delay the arrival of an officer.

A question was asked concerning police officer turnover in Onalaska. Chief Gilbert responded that turnover had been a problem in the past. Working with the Mayor and City Council, salaries and benefits are being enhanced, high tech equipment has been obtained, plus additional sought after equipment is coming. In addition, the city now pays for all officer training. The city will continue to address this problem.

Angela Polizzi thanked the Onalaska Police Department for the return of stolen merchandise.

Jim Wilder introduced Ronnie Vincent, Commissioner Precinct 2, Polk County

**Ronnie Vincent** began his presentation by distributing a letter addressed to the Twin Harbors Property Owners Association, Inc. detailing his proposal for Polk County to assume specific Twin Harbors roads.

The letter proposal is the first step in the process of bringing the roads in Twin Harbors into the Polk County road system. Recently Ronnie and Chip Choate toured Twin Harbors roads to assess the road quality.

In previous years, some developers would buy land and layout "pig trails", roads with a poor base or no base. The developers would then sell lots and leave the property owners to deal with the roads. Polk County Commissioners Court has now adopted the State of Texas Subdivision Regulations. Now developers must spend more money up front on roads. While this is great for the new subdivisions, those subdivisions developed pre-regulations must now be brought up to standards.

Getting roads built is just a question of money. Precinct 2 road budget was \$600,000 in 2003 and now the budget is \$400,000.

All of the Twin Harbors roads cannot be taken into the county system at one time. Our starting point must be a county road and from there we connect with a contiguous road. In a major rebuild, culverts will be replaced, Plastic culverts have take the place of metal or concrete culverts.

Current tax rate is .6277; however, this rate is likely to be increased in the next one to two years.

The tax rate and the county budget is approved by the county judge and the four (4) Polk County Commissioners.

The county provides, equipment, labor and fuel, and the cost of material is paid by the subdivision. The county does not provide any work on private drives.

Twin Harbors roads in the first session. The main entrance to Twin Harbors is in pretty good shape. Work is needed on the hill near the intersection of Whisperwood. Whisperwood is in need of work, as is Creek Drive and the last several hundred feet of Lakefront Drive.

The standard road width is eighteen (18) feet; however, sixteen (16) feet is acceptable with a variance approved by Commissioners Court.

Point Drive is not currently in the plans. Point Drive is a cement road that is in great shape. The board will need to review any future needs for Point Drive.

Precinct 2 has over one hundred, eighty-four (184) miles of road to manage, with about \$400,000 of budget. It is estimated it will take about eight (8) years to bring all of Twin Harbors roads into the Polk County system.

Currently Precinct 2 works with thirty-two (32) POA/HOA's. After roads in a subdivision are brought into the Polk County system, a subdivision will share the cost of road maintenance.

Jim Wilder introduced J. R. Jones, Captain, Polk County Sheriff's Department

## **J. R. Jones**

Polk County's Wise Eye Program is an Information gathering program only. The Wise Eye Program may be accessed via the sheriff's department website, [www.polkcountyso.net](http://www.polkcountyso.net).

If you observe a crime in progress, call 911. If you just want to report information, connect with Wise Eye. If the same information is reported at least twice, action will be taken, either by the sheriff's department or the appropriate city police department.

Polk County has one thousand and twenty-nine (1,029) square miles that must be serviced by the sheriff's department with only seven (7) full time deputies.

Four (4) sheriff's deputies file an average of thirty (30) meth cases a month. Recently Polk County seized over thirty-one thousand (31,000) marijuana plants. The same drug problems found in the big cities are also found here.

Jim Wilder thanked our guest speakers.

Jim Wilder called for a motion to approve the minutes of the October 15, 2011 Annual Meeting. Cliff Budd made a motion to approve the minutes from the October 15, 2011 Annual, the motion was seconded and approved.

Jim Wilder introduced members of the Annual Meeting Committee and expressed thanks from the board for the work of Annual Meeting Committee in helping to put on the annual meeting. Members of the Annual Meeting Committee are Wendie Wilder, Teri Wyckoff and Cliff Budd.

Jim Wilder introduced THPOA staff members. Barry Pounds is in charge of field maintenance. Laurie Schultz is the office manager and pool maintenance manager. Bill Belcher is in charge of pool security.

Jim Wilder introduced the board members. Board members in attendance are Jim Wilder, President; Jim Wyckoff, Vice-President and 2nd Architect; Joseph Polizzi, Asst. Treasurer; Rosemary Covalt, Parliamentarian; and B. Milton (Chip) Choate, Secretary and Treasurer. Board member not in attendance is Jack Cumpton, 1st Architect.

Jim Wilder introduced Jim Wyckoff as Vice-President. Jim provided guidelines for the conduct of business at today's meeting. The board wants all property owners who have questions or want to make a comment to be heard. Property owners were requested to hold questions or comments until individual presentations are finished. Property owners were requested to raise their hand to be recognized, stand and state their name prior to speaking. Comments should be held to no more than three to five minutes.

Jim Wilder introduced Chip Choate to give the Financial Report. At check-in all property owners were provided a copy of a comparison of the previous four (4) years income

statement as well as the budget income statement for the fiscal year ending August 31, 2013. In addition, a cash flow comparison statement was presented.

Cliff Budd questioned the budget for roads of \$120,000. It was explained that the board determined it was best to work with Polk County and defer any road activity until the upcoming year in order to get more work done for less money.

Cliff Budd made a motion to approve the Financial Report and the budget for the fiscal year ending August 31, 2013.

Jim Wilder introduced Jim Wyckoff to present Twin Harbors repair and improvement projects. In the past year we have upgraded our website, added a flag pool at the front entrance, added a number of speed limit signs, replaced eighty (80) feet of bulkhead, replaced a dock, added new trees at the front entrance, painted tables at the clubhouse, and added a new landscaping service.

Jim Wyckoff led a discussion on Twin Harbors roads. Ronnie Vincent, Precinct 2 Commissioner is working with the board to bring Twin Harbors roads into the county system. This will be done over a period of years, probably stretching over eight (8) years. Cliff Budd made a motion to approve the Twin Harbors board working with Precinct 2 in the transferring of Twin Harbors roads to Polk County over a period of years. The motion was seconded and approved.

Jim Wyckoff reported that during the past fiscal year, the board approved six (6) new improvement projects and one (1) new home.

Jim Wyckoff reported fifteen (15) complaints in the past fiscal year. Fourteen (14) complaints have been resolved and one (1) complaint remains outstanding. This last complaint is of a long standing nature that has already taken a lot of time.

Wendie Wilder stated that several times a building permit had been issued with a set of plans only to have the property owner change the plans without amending the permit. Jim Wilder said that the board is aware of this problem and of recent date, have been more diligent in checking during the progress of construction.

Jim Wilder and Jim Wyckoff indicated that the board was undertaking a study to determine the feasibility of transforming the back tennis courts into a secure boat and recreational vehicle storage area. Cliff Budd provided that approximately eight (8) years ago he had looked into this issue and after determining the cost of a special gate was over \$20,000, the board declined to proceed. Jim Wyckoff will appoint a small committee to study this issue.

Jim Wilder reviewed the newly rewritten Recreational Rules for Twin Harbors. Whenever you use the swimming pool, please sign in. The pool represents our second largest expense and it is important to keep track of pool usage in order to justify the continued expense. The pool is a valuable community asset that adds value to Twin

Harbors. When using the boat ramp, please do not park on the grass. Always remember to lock the gate after opening the gate to launch or remove your boat.

Chip Choate initiated a discussion of the problem with cars and school buses making an illegal left turn out of Nanny's Day Care onto Twin Harbors Drive and exiting to FM 3186 via the inbound lane of Twin Harbors Drive. School buses stop at Nanny's in the morning and evening before exiting to FM 3186. The association has offered the school district our clubhouse parking lot as a staging area for school bus pickup and drop off. Since the school district has not responded, several property owners said they would speak to school officials about the offer.

Jim Wilder introduced Cliff Budd, Bill Belcher, and Larry Darney who will be the vote counters for all of today's ballot initiatives.

First ballot is for the election of board members. Four board members are being elected to two (2) year terms and one board member is being elected to a one (1) year term to fill out the remaining term of a board member who resigned. No nomination may be made from the floor; however, a voter may write in a candidate for the board. Ballots were collected.

Next ballot is to assess the property owners with a \$60.00 per lot special assessment fee. All special assessment collections are dedicated to Twin Harbors roads. Ballots were collected.

Next, Jim Wilder initiated a discussion of a ballot initiative authorizing the board to sell an association asset, more specifically a lot known as Section 5, Block 2, Lot 10. This lot was originally designated as a boat ramp lot by the original developers. Although a boat launching pad was poured, the lot has never been used as a boat ramp because the lake is very shallow at the lot. A number of property owners expressed their feelings that the lot should not be sold. The lot was originally portrayed to property owners as a boat ramp for the enjoyment of the community. A "Quality of Life" consideration was placed before the annual meeting. Several property owners spoke out in favor of leaving the lot "as is" or improving the lot with a fishing pier. Cliff Budd said the lot was currently valued on the tax rolls at \$5,000 and Dyana Babik said the current market value was around \$90,000. Nearby waterfront lots are currently being sold for \$50,000-\$60,000 according to nearby residents. Joseph Polizzi acknowledged that property owners had presented alternative views which the board would definitely consider as plans were further developed for the lot. Ballots were collected.

The last ballot initiative concerns declaring and affirming that it was the intent of the original developers to allow the Architectural Committee to approve all Twin Harbors structures; including but not limited to, homes, garages, and outbuildings. Ballots were collected.

In Open Forum, Joseph Polizzi brought up the topic of the problem of feral cats in Twin Harbors. Joseph has put out considerable personal funds to sterilize a large number of

feral cats. The city of Onalaska and Polk County do not provide any services that might help with the feral cat problem. Joseph asked the property owners if they would consider helping him with donations to assist in his sterilizing activities.

Jim Wilder gave the results of the four ballot initiatives.

Board Members elected to two year terms: Jim Wilder, Jim Wyckoff, Joseph Polizzi, and Dyana Babik. Board member elected to one year term: Michael Farr.

\$60,000 special assessment was approved by a vote of 57 to 25.

Selling Section 5, Block 2, Lot 10, was approved by a vote of 69 to 25.

Architectural Committee affirmation was approved by a vote of 69 to 10.

Jim Wilder announced the next Annual Meeting will be held on Saturday, October 19, 2013.

The Annual Meeting was adjourned at 12:46 PM

Minutes submitted by,

B. Milton Choate  
Secretary