

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 19, 2013

Directors Present: Jim Wyckoff, Jim Wilder, Joseph Polizzi, Dyana Babik, Michael Farr, Paul Laverty, and B. Milton Choate

Directors Absent: Jack Cumpton

Others Present: Roy Newport, Mayor of Onalaska; Ron Gilbert, Police Chief of Onalaska; and Ronnie Vincent, Commissioner of Precinct 2; Polk County.

Jim Wyckoff, President, called the meeting to order at 9:01 AM. As the first order of business, Jim Wilder led the group in an opening prayer. Next, Jim Wyckoff led the group in the Pledge of Allegiance.

Jim Wyckoff introduced Roy Newport, Mayor of Onalaska.

Roy Newport reported the Onalaska Park was now open. Recently at Onalaska National Night Out, approximately 225 people showed up for hot dogs and ice cream. Many volunteers and donors helped to create the park.

The City LED sign has been installed next to the First State Bank and the Old House of Liquor Store. The city has sold time on the sign to commercial enterprises to help offset the cost of the sign. The sign is also available for public announcements. One of the main benefits to the sign will be the ability of the city to communicate with residents in the event of a disaster.

Tom Youngblood has built a new strip center at the corner of FM 356 and Highway 190. The center includes a Shell Service Station, convenience store, and rental space for three retailers.

Roy asked for the public to approve the new school bond that will be presented to district voters in the spring. Classroom space is needed for the elementary school and the high school.

Two major paving projects are scheduled for 2014. The first is the paving of Old Blanchard road, which will create an evacuation route for the elementary school in the event the corner of FM 356 and Highway 190 is blocked. Next is the paving of the Onalaska Loop. The Onalaska Park is located on the loop and paving the loop will make it much easier for residents to access the park.

Roy asked for residents to remember to make their donation to the Onalaska Fire Department.

Trails for Treats is coming for Halloween and Christmas in Our Town will be celebrated the weekend after Thanksgiving.

The City recently created a new position, that being Code Enforcer. In addition to enforcing the city building codes, the position includes Fire Marshall and Fire Equipment Maintenance. Lee Parrish, a commissioned Police Officer has been elevated to this position.

Bill Belcher asked the Mayor why was the man hired to be Code Enforcer/Building Inspector when the man had no qualifications to be Code Enforcer or Building Inspector. Roy responded that inspecting is primarily being able to document. No one can have absolute knowledge of all building requirements and specs and that is why the City of Onalaska has code books for reference. The code books will provide guidance. Most construction workers do not know the code requirements. Lee Parrish has construction experience, is taking classes and will take additional classes. Roy accompanies Lee on all examinations to assist in the learning process as Lee is learning and getting started.

Jim Wyckoff introduced Ron Gilbert, Police Chief for Onalaska.

Ron Gilbert began his presentation with words of praise for Lee Parrish. Lee has a four (4) year college degree, is very sharp and Chief Gilbert feels that Lee will perform well in his position as Code Enforcer and Fire Marshall.

The National Forest Service allows property owners to mark their land with purple paint, to indicate "No Trespassing". The purple paint markers must be three (3) to five (5) feet above the ground, one (1) wide and eight (8) inches long, and should be placed every one hundred (100) yards. The purple paint markers have been adopted into all law and now carry the same enforceability as No Trespassing signs.

The Police Department will conduct a show on October 26th which will benefit the Onalaska Police Department. A car and motorcycle show plus wrestling matches will be held at Pontoons Marina. The purpose of the benefit program is to raise at least ten thousand dollars (\$10,000) to purchase and equip officers with a taser.

Jim Wyckoff introduced Ronnie Vincent, Commissioner Precinct 2, Polk County.

Ronnie Vincent distributed maps of the Twin Harbors roads that are to be taken into the county road system in the initial stage.

The roads in Twin Harbors in the first stage were chosen because these are heavily traveled roads. To be accepted, a road must be contiguous with an existing county or state road. Roads will not be fully accepted by the county until all road work has been completed and inspected.

Twin Harbors will pay the invoices for material. The county cannot make a profit on any transaction.

For the most part, Twin Harbors roads are in pretty good shape. Twin Harbors Drive at the base of the hill needs to be worked. Whisperwood from Twin Harbors Drive to the intersection of Lakefront Drive is good; however, Whisperwood from Lakefront Drive to Parkview Drive needs to be completely redone. The base is not good and needs to be improved. Some culverts will need to be replaced.

The Twin Harbors project was initiated some time ago but the county did not have the funds for Twin Harbors in the budget, because other projects were already committed.

We anticipate the Twin Harbors project will get started next summer, probably mid-summer.

Dyana Babik asked “Who will own and be responsible for Twin Harbors roads after the county assumes ownership?”

The county will assume ownership and be responsible for road cost; however, the county always asks the subdivision to pay 50% of further road maintenance. The 50% is considered to be a gift to the county because without the gift, additional road maintenance would be difficult if not impossible.

Ronnie Vincent asked that any one with questions or concerns to please call him at 936-328-0249.

Jim Wyckoff thanked our guest speakers.

Jim Wyckoff called for a motion to approve the minutes of the October 20, 2012 Annual Meeting. Cliff Budd made a motion to approve the minutes from the October 20, 2012 Annual, the motion was seconded and approved.

Jim Wyckoff 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 Bonnie Laverty.

Jim Wyckoff 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 Wyckoff introduced the board members. Board members in attendance are Jim Wyckoff, President; Jim Wilder, 2nd Architect; Joseph Polizzi, Treasurer, Michael Farr, 3rd Architect, Paul Laverty, Dyana Babik, Vice President; and B. Milton (Chip) Choate, Secretary. Board member not in attendance is Jack Cumpton, 1st Architect.

Jim Wyckoff introduced Dyana Babik as Vice-President. Dyana 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 Wyckoff introduced Joseph Polizzi to give the Financial Report. At check-in all property owners were provided a copy of a comparison of the previous five (5) 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 made a motion to approve the Financial Report and the budget for the fiscal year ending August 31, 2013.

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.

Jim Wilder reported that during the past fiscal year, the board approved seven (7) new improvement projects and two (2) new homes.

Paul Laverty reported sixteen (16) complaints in the past fiscal year. Fourteen (14) complaints have been resolved and two (2) complaints remain outstanding.

Jim Wyckoff introduced Don and Nita Uptegraph 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 term. 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 Wyckoff reported that the second boat ramp, Section 5, Block 2, Lot 10, will not be sold because the purchaser, according to the deed records, would be required to make the property for use by all Twin Harbor property owners.

In Open Forum, no property owners chose to speak.

Jim Wyckoff gave the results of the ballot initiatives.

Board Members elected to two year terms: Michael Farr, Paul Laverty, Amy Casey and B. Milton Choate.

\$60,000 special assessment was approved.

Jim Wyckoff announced the next Annual Meeting will be held on Saturday, October 18, 2014.

The Annual Meeting was adjourned at 11.50 PM

Minutes submitted by,

B. Milton Choate
Secretary