

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 17, 2015

Directors Present: Joseph Polizzi, Michael Farr, Amy Casey, Bill Belcher, Melvin Cassell, and B. Milton (Chip) Choate

Directors Absent: Paul Laverty

Others Present: Ronnie Vincent, Commissioner of Precinct 2; Polk County. Shirley Gilmore as the independent vote tabulator.

Joseph Polizzi, President, called the meeting to order at 9:00 AM. As the first order of business, Joseph Polizzi opened the meeting by describing positive actions in the subdivision in the past few years. These events include new lights at entrance #1, improved roads, new tractor, Christmas decorations, new pool benches, litter being picked up, and fewer dogs and cats running loose in the subdivision.

Michael Farr led the group in the Pledge of Allegiance and Joseph Polizzi gave the invocation.

Joseph Polizzi introduced Ronnie Vincent, Commissioner of Precinct 2, Polk County.

Polk County Precinct 2 Commissioner Ronnie Vincent stated there are over thirty-eight (38) POAs in his precinct which, are all seeking a limited amount of county funds for road maintenance.

Ronnie distributed a map of Twin Harbors roads, highlighting the roads which are to be worked this year and in future years. Much rain in the spring of this year caused all road building to be delayed. Normally road work is started in April, but not this year. Next came the budget problems of Polk County which caused further delay. The budget problems are now resolved. The budget problems caused road work delay because it was not known if road funds might be needed to prop up the county budget.

Next Monday road work will begin in Twin Harbors. First will be the replacement of all culverts on Harbor Drive and Valleyview Drive. Weather permitting, this should take about two (2) weeks. Next, starting at Entrance #3 on FM 3186 the roads will be worked as follows. Arrowhead Drive from FM 3186 to Valleyview Drive, then turning left on Valleyview Drive and proceeding to Harbor Drive, then turning right on Harbor Drive and proceeding to Magnolia Drive.

The plan is to get to all of the roads as quickly as possible; however, due to the availability of funds, it is not possible to get to everyone at once.

The fiscal year for Polk County starts October 1st and bids have been received and approved for road work. Bid amounts are almost identical as the bids received last year.

Precinct 2 has one hundred thirty-four (134) miles of county roads, which increase each year.

Each subdivision is encouraged to maintain right of way mowing. Water is the primary enemy of asphalt roads and ditches which are full of silt and weeds are the cause. Water must be allowed to flow into the lake.

New plastic culverts will be installed on Valleyview Drive and Harbor Drive. The current culverts were installed at the wrong depth. The new culverts will outlast the roads.

Precinct 2 works with the Twin Harbors board to identify which roads are to be worked. To start, roads must be connected to an existing county road or a state highway. Roads are reviewed for usage, number of residences and condition.

The remainder of Arrowhead Drive will be worked in later years. Currently there are few homes on Arrowhead Drive. Roads with more homes will be worked before the remainder of Arrowhead Drive.

Amy Casey reported that the board has recently reviewed and approved a five (5) year road plan which is for a portion of Twin Harbor roads. First the entrances and roads which feed the subdivision are worked. Next would be roads which carry heavy traffic and then roads with less traffic. Finally cul-de-sacs and roads with little or no homes will be worked.

Responding to a question on road warranty, Ronnie said that the county is always available if a problem occurs on a county road. After a road becomes a county road, the subdivision pays forty (40) percent of the cost of materials with the county paying sixty (60) of the cost of materials. The county pays for the cost of equipment, labor, and fuel. Total cost for roads is approximately \$150,000 per mile.

The culvert on Lakefront Drive, which is about ready to collapse, will soon be replaced and drainage corrected.

If a property owner wants to add a culvert to the front of the house, the property owner will pay for the cost of the culvert and the county will set the culvert and add drain boxes to keep the water off the roads.

Precinct 2 cannot help with ad valorem tax increases. The state of Texas feels the property valuations in Polk County are too low and need to be increased.

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

Joseph Polizzi thanked Mr. Vincent for his time and efforts to make Twin Harbors roads good roads.

Joseph Polizzi called for a motion to approve the minutes of the October 18, 2014 Annual Meeting. Cliff Budd made a motion to approve the minutes from the October 18, 2014 Annual, the motion was seconded and approved.

Joseph Polizzi 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.

Joseph Polizzi introduced THPOA staff members. Barry Pounds is in charge of field maintenance. Laurie Schultz is the office manager and pool maintenance manager.

Joseph Polizzi introduced the board members. Board members in attendance are Joseph Polizzi, President, Michael Farr, Vice-President, Amy Casey, 1st Architect, Bill Belcher 3rd Architect, Melvin Cassell, and B. Milton (Chip) Choate, Secretary. Board member not in attendance is Paul Laverty, Treasurer.

Joseph Polizzi introduced Michael Farr. Michael Farr 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 five (5) minutes.

Chip Choate introduced Vote Tabulator Shirley Gilmore.

Shirley Gilmore reported the results of voting for the Special Assessment of \$95.00 per lot per annum has failed. The vote was sixty-five (65) yes and one hundred, thirty-six (136) no.

The vote for board members is as follows:

Paul Laverty	143
Chip Choate	142
Ken Van Hook	129
Steve Eckert	123.5
Cliff Budd	120.5
Susan Mitchell	74.5
Pat Casey	52.5
Rex Broome	45

Cliff Budd was elected to a one (1) year term and Paul Laverty, Chip Choate, Ken Van Hook, and Steve Eckert were elected to two (2) year terms.

New board members introduced themselves to property owners.

The five (5) year road plan was prepared based on the approval of a special assessment of \$95.00 per lot per annum. The failure to approve the special assessment means the five (5) year plan will require adjustment.

Pat Casey stated that the association is to use its funds for roads; however, only a small portion of regular maintenance fees are used for roads. The use of funds needs to be prioritized.

A request was made to hold a vote of property members in attendance at the Annual Meeting for a Special Assessment Fee of \$60.00 per lot per annum. It was explained that such a vote would be illegal. All ballot initiatives must be submitted to all property owners and not just those in attendance at the Annual Meeting.

The issue of a Special Assessment will be on the November board agenda and if a new special assessment is approved the issue will be submitted to property owners for approval.

Joseph Polizzi introduced Chip Choate to give the Financial Report for Paul Laverty. At check-in all property owners were provided a copy of the budget income statement for the fiscal year ending August 31, 2016.

Debbie Chandler requested that going forward the financial information presented at the Annual Meeting include a balance sheet and year to year comparison of financial results.

Cliff Budd made a motion to approve the Financial Report and the budget for the fiscal year ending August 31, 2016.

The board has discontinued the \$2,000 road deposit because it has been impossible to determine exactly who damaged a specific section of a road.

The board instituted a fee schedule for construction or other actions. The property owners were opposed to any fee schedule and by a straw vote requested the board to reconsider any fee arrangement.

Bill Belcher reported that the pool continues to be plagued with property owners and others (holders of illegal keys) who use the pool, smoke in the pool area, and eat and drink in the pool area. He reports confiscating numerous illegal keys and asking individuals to leave in the past year.

The pool is getting older and requires constant maintenance.

The Aqua Nuts are holding a garage sale from 8:00am to 2:00pm on Saturday, October 24th. Set up is Saturday, October 23rd from noon 4:00pm.

Open Forum

Ken Van Hook acknowledged a question concerning survey of fourteen (14) lots stating that he was purchasing the lots.

Kelli Hill stated that legislation must be changed that would allow the subdivision to move forward with a vote to approve procedures for changing the deed restrictions.

In response to a question, it was stated that approving the procedural vote does not give the board the authority or ability to change the deed restrictions. Any proposed change the deed restrictions must be submitted to all of the property owners.

Chip requested three (3) volunteers to count the votes for approving the procedures. The volunteers are Sandra Jaynes, Nanette Fanjoy, and Paula Jacobs.

In response to a question, it was acknowledged that there are 660 lots in Twin Harbors with approximately 390 property owners and 180 homes.

Chip Choate reported the results of the vote for approving the procedure for changing the deed restrictions. The vote which required a 2/3 approval rate, failed in all sections. The vote failed in Section 1, Sections 2-5, The Point, Reserves 2 & 3 of Section 4, and Reserves 2 and 3 of Section 5.

Joseph Polizzi announced the next Annual Meeting will be held on Saturday, October 15, 2016.

Bill Belcher made a motion to adjourn the meeting. The Annual Meeting was adjourned at 11.49 PM

Minutes respectfully submitted by,

B. Milton Choate
Secretary