

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 21, 2017

Directors Present: Paul Laverty, Steve Eckert, Debbi Roberts, Joseph Polizzi, Don Wolf, Rick Garlock, Michael Farr, and B. Milton (Chip) Choate

Directors Absent: None

Others in attendance: Thirty-seven (37) Twin Harbor property owners attended the October 21, 2017 Annual Meeting.

Paul Laverty, President, called the meeting to order at 9:00 AM.

Don Wolf gave the invocation.

Paul Laverty led the assembly in the Pledge of Allegiance.

Steve Eckert read the rules of order for the Annual 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.

President Paul Laverty introduced four (4) guest speakers.

Ken Baker, General Manager for Eastex Telephone Cooperative, provided attendees with the status of the fiber optics cable project slated to install fiber optics cable in the Twin Harbors subdivision. Ken provided the time schedule for installation. Property owners were furnished a form for applying for Eastex to place fiber optics cable to their home.

City of Onalaska Mayor Roy Newport reported on the City of Onalaska reviewing achievements and upcoming events.

City of Onalaska Police Chief Ron Gilbert provided an update on law enforcement actions in the Twin Harbors subdivision and in the City of Onalaska.

Polk County Precinct 2 Commissioner Ronnie Vincent reported on the state of Polk County Precinct 2 and the status of maintaining Twin Harbors roads.

Paul Laverty called for a motion to approve the minutes of the October 15, 2016 Annual Meeting. Rick Garlock made a motion to approve the minutes from the October 15, 2016 Annual Meeting, the motion was seconded and approved.

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

Paul Laverty introduced the board members. Board members in attendance are Paul Laverty, President, Debbi Roberts, Treasurer, Steve Eckert, Vice President, Michael Farr 1st Architect, Joseph Polizzi, 2nd Architect, Rick Galock 3rd Architect, Don Wolf 4th Architect, and B. Milton (Chip) Choate, Secretary.

Chip Choate read a letter, prepared by an independent vote tabulator, which gave the results of voting for two issues. Issue number 1 was a ballot initiative to authorize a special assessment fee of \$85.00 per lot per annum for improved lots and a special assessment fee of \$60.00 per lot per annum for unimproved lots. Issue number 2 was the results of voting for board members.

By a vote of 136.4 YES to 137.9 NO, the ballot initiative to authorize a special assessment fee of \$85.00 per lot per annum for improved lots and a special assessment fee of \$60.00 per lot per annum for unimproved lots failed to be approved. The special assessment to be billed in early 2018 will be the same amount billed in early 2017. The amount to be billed is \$75.00 per lot per annum for improved lots and \$55.00 per lot per annum for unimproved lots.

Four (4) board members were elected for two (2) year terms. The board is comprised of eight (8) board members who each serve two (2) year terms. Board members elected to two year terms are B. Milton "Chip" Choate (208.4 votes), Steve Eckert (155.4 votes), Paul Laverty (154.3 votes), and Liz Segrest (113.0 votes). Deborah Tanner received 95.9 votes and Joseph Polizzi received 87.5 votes.

Paul Laverty introduced the new board members, Chip Choate, Steve Eckert, Paul Laverty, and Liz Segrest.

Chip Choate reminded current board members and newly elected board that immediately following the Annual Meeting, a Special Board Meeting will be held to elect officers for the upcoming year, approve check signers for the upcoming year, and to assign specific responsibilities to board members.

Debbi Roberts discussed the Treasurer's Report for the Fiscal Year ending August 31, 2017 and the budget for the Fiscal Year ending August 31, 2018. Debbi answered questions presented by property owners. Rick Garlock made a motion to approve the financial report. The motion was second and approved.

Paul Laverty and Michael Farr reported heavy use of the Twin Harbors swimming pool in 2017. which exceeded the record usage realized in 2015. Backyard Oasis cleans

the pool once a week during the months of May through September, and twice a month during the months of October through April. Numerous minor repairs were needed during the year.

Michael Farr announced that for the fiscal year ending August 31, 2017, the board approved twenty-one (21) home improvement projects, two (2) new home, and four (4) bulkhead replacements.

Steve Eckert reported that twenty (20) complaint letters were issued during the fiscal year ending August 31, 2017. The majority of the complaints received were for not mowing grass or rubbish and junk in the front yard. A mobile home was flagged for improper skirting and another home was listed as burning household garbage. Owners with loose dogs also received a complaint letter.

The board expects anticipates it will be necessary to repair the apron at the boat ramp due to holes developing in the asphalt.

Chip Choate reported that Harbor Drive from Parkview to Twin Magnolia has been fully repaired and now meets the county road requirements. Harbor Drive is now in the Polk County Sync.

Additional road work is dependent on sufficient funds being available. The board does not anticipate additional road work until 2019 by which time, sufficient funds should be available to repair a large section of roads.

Open Forum

Barbara Dickens reported on the Twin Harbors Neighborhood Organization.

Twin Harbors actively participates in the Neighborhood Watch program, as well as in the Polk County Wise Eyes and Polk County Crime Stoppers programs. Such programs encourage neighbors to work together to make their area of residence a better and safer place by increasing communication and neighborhood activities, by improving home and neighborhood security, and by deterring and preventing potential criminal activities.

Periodic Neighborhood Watch meetings bring subdivision residents together to learn about home safety, burglary prevention, observation skills, and crime reporting methods. The Watch meetings also help residents to get to know each other, as well as to connect with the local law enforcement officials and to learn about what is happening in the larger Onalaska and Polk County communities. The date of the next Neighborhood Watch meeting has not been determined. Property owners will be contacted when a date for the next meeting has been setup.

Overall Coordinator:

- Barbara Dickens – 681 Lakefront Drive; 281-630-5120; whama@swbell.net
- For additional information on the Neighborhood Watch program, go to <http://www.nnw.org/>.
- For additional information on the Polk County Wise Eyes program, go to the Polk County Sheriff's Office webpage at www.polkcountysos.net and click on the Wise Eyes tab at the top of the page.
- For additional information on the Polk County Crime Stoppers program, go to <http://www.polkcountycs.org/>.

Paul Laverty announced the next Annual Meeting will be held on Saturday, October 20, 2018.

Michael Farr made a motion to adjourn the meeting. The Annual Meeting was adjourned at 11.22 PM

Minutes respectfully submitted by,

B. Milton Choate
Secretary