

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 20, 2018

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

Directors Absent: None

Others in attendance: Thirty-three (33) Twin Harbor property owners attended the October 20, 2018 Annual Meeting.

Paul Laverty, President, called the meeting to order at 10:00 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 three (3) minutes.

President Paul Laverty introduced two (2) guest speakers.

New Onalaska Police Chief John Maddox began by informing everyone that the Onalaska Independent School District (OISD) now has a School Resource Officer (SRO), Tammie Heeth. Tammie serves with the district with a city commission. All salary and expenses are carried by OISD. Lee Parrish has recently been installed as Police Captain (second in command) while retaining his duties of Fire Marshall, Code Enforcer, and Building Permits and Inspections. Monday, with the addition of a new police officer, Onalaska is once again at full strength. The new officer joined us from the City of Corrigan and is already working traffic enforcement and drug interdiction. Paul thanked Chief Maddox for his contribution to making Onalaska a safer place to live and work.

Onalaska Mayor Chip Choate spoke briefly to the assembly. The city is working diligently to clean up the four main arteries, US Highway 190, FM 3459, FM 356, and FM 3186. Our present website is being scrapped and replaced. The city has contracted with CivicPlus a firm that specializes in assisting municipal and county governments with websites and other issues. The new website will emphasize the positive attributes of our city, more specifically the lake and surrounding amenities. City

staff will be able to design website layout and content. All future amendments will be made by city staff. The city is planning an election in May of 2019 to promote an avenue of revenue growth. Barbara Dickens is collecting signatures to facilitate the first stage of the project. More on this at a later date.

Paul Laverty called for a motion to approve the minutes of the October 21, 2017 Annual Meeting. Rick Garlock made a motion to approve the minutes from the October 21, 2017 Annual Meeting, the motion was seconded and approved.

Paul Laverty 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 current board members. Board members in attendance are Paul Laverty, President, Debbi Roberts, Treasurer, Steve Eckert, Vice President and 1st Architect, Rick Garlock, 2nd Architect, Don Wolf 3rd Architect, Michael Farr 4th Architect, Liz Segrest, Parliamentarian and Assistant Secretary, and B. Milton (Chip) Choate, Secretary.

Chip Choate read a letter 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. By a vote of YES 119.9 to NO 94.5 issue no 1 passed. Issue Number 2 was a ballot initiative to authorize a special assessment fee of \$60.00 per lot per annum for unimproved lots. By a vote of YES 110.0 to NO 104.4 issue number 2 passed. Special Assessment Billing Statements will be postmarked February 1, 2019.

The Twin Harbors board is comprised of eight (8) board members who each serve two (2) year terms. This year, four (4) board member positions were available and four (4) candidates filed for these positions. In as much as only four (4) candidates filed, the election was declared to be uncontested and the board cancelled the election for board members.

Paul Laverty introduced the four (4) new board members, Deborah Tanner, Rick Garlock, Joseph Polizzi, and Barbara Dickens.

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, 2018. For the fiscal year ending August 31, 2018 the association realized total income of \$136,000 and incurred expenses of \$95,000 thus producing net income of \$41,000. 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 2018. In the past twelve (12) months security lights were replaced, the bottom of the pool developed a major crack and was repaired, several pumps required new parts, and the door to the pump house was replaced. 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.

Steve Eckert announced that for the fiscal year ending August 31, 2018, the board approved twenty (20) building permits. Of the twenty (20) building permits six (6) were for new homes, with four (4) remaining a work in process, five (5) bulkheads, three (3) home remodeling, and five (5) decks or fences, one (1) was a permit renewal for a home construction project.

Liz Secrets reported that two (2) complaint letters were issued during the fiscal year ending August 31, 2018. Property owners took action to resolve the complaints.

Michael Farr reported on repairs and THPOA improvement projects. Michael Farr and David Tanner installed new basketball backboard on the basketball court. Michael Farr and Cheryl Farr stripped the basketball court. Michael Farr and David Tanner added electricity to the storage building and also installed lights. Michael Farr and Steve Eckert replaced the front gate to the clubhouse/pavilion swimming pool area and added a heavy duty hydraulic door closer. Michael Farr planned and then led a group of volunteers as they added boat ramp fence posts and cables to keep vehicles out of the green area. Paul Laverty installed the new electronic lock on the front gate and implemented the fob network.

Rick Garlock reported that the reworking of the boat/trailer storage yard remains a work in process.

Chip Choate reported that the Kubota tractor is a little over three (3) years old and received its four hundred and fifty (450) hour maintenance review in April of this year. Cost of the maintenance review was approximately \$800.00.

Open Forum

Topics presented by property owners in Open Forum

1. Comment. Did not receive a special assessment billing in February 2018.
2. Suggestion. A tree limb is blocking the stop sign and traffic view at the corner of Parkview Drive and Twin Harbors Drive. Will the board have the tree limb removed?
3. Suggestion that the board consider the purchase of a large commercial wood chipper.

4. Question. A home is still under construction and the home owner has already moved in. Can the home owner move in before the home is completed?
5. Suggestion that the board consider stop all swimming at the boat ramp and stop all fishing from the boat ramp pier.
6. Question. Does the association and city allow wood debris to be burned?
7. Suggestion that the drainage ditch next to the boat ramp be placed on a regular clean out as opposed to waiting until a storm blows logs and limbs into the ditch.
8. Question. Is there a trash can at the boat ramp?

Issues presented in Open Form cannot be discussed at the meeting and will be taken under advise for reporting or for discussion at a future board meeting.

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.polkcountyso.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 Lavery announced the next Annual Meeting will be held on Saturday, October 19, 2019.

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