

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
January 9, 2016

Directors Present:

Joseph Polizzi, Paul Laverty, Bill Belcher, Melvin Cassel, Steven Eckert, Cliff Budd, and B. Milton (Chip) Choate

Directors Absent:

Ken Van Hook

Guests Present:

Sandra Jaynes, Kyle Kelly, and Ken Holder

Joseph Polizzi, President, called the meeting to order at 9:10 AM.

Joseph Polizzi asked the board to review the Minutes for the December 12, 2015 board meeting. Cliff Budd made a motion to approve the minutes for December 12, 2015. The motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the cash bank balances as of end of December, 2015.

Account	Balance
THPOA - Regular Checking	\$82,507.80
THPOA - Special Assessment Checking	73,172.97
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$155,696.17
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$163,299.35

The board reviewed the balance sheet for the month ending December 31, 2015, the income statement and the statement of cash flow for the four (4) months ending December 31, 2015.

Chip Choate made a motion to approve the Treasurer's Report, the motion was seconded and approved.

Paul Laverty reported that due to business time constraints, he has not been able to complete his study for the use of a collection agency. A discussion of this issue has been deferred to the February board meeting.

Open Forum:

No one appeared in Open Forum.

Correspondence:

Chip Choate reported no correspondence received in the month of December.

Complaints:

Steve Eckert reported one (1) complaint was received in the month of December. Two complaints were resolved in December. Additional complaint letters will be mailed and reported on at the next board meeting.

Building Permits:

Cliff Budd reported that one (1) building permit was requested and approved in the month of December 2015. The building permit was for home improvement at 236 Lakefront Drive.

Field Maintenance Activities:

Cliff Budd reported that Barry Pounds has not been available due to health considerations. The association tractor has logged sixty-two and one half (62 1/2) hours as of the end of December. The next routine maintenance is set for 100 hours. This maintenance will be handled internally. Kyle Kelly quizzed Cliff as to the qualifications of Barry or others to perform routine maintenance and Cliff assured Kyle that Barry is qualified having performed routine maintenance of our previous tractor.

Pool Report:

Bill Belcher reported that the pool is in a dormant status for the winter months. Backyard Oasis continues to clean the pool and add chemicals as needed. No repairs have been needed in the months of November and December 2015.

Other Business:

Chip Choate initiated a discussion of the Special Assessment Letter and the Special Assessment Ballot and the procedures for billing, voting, counting the ballots, and reporting the results. The Special Assessment Ballot provides for a \$75.00 per lot per annum fee for developed lots and a \$55.00 per lot per annum fee for undeveloped lots. If a home is built on two or more lots, only one of the lots is considered as developed for billing purposes. The Special Assessment Letter and Special Assessment Ballot will be mailed to Twin Harbors property owners on Wednesday, January 20, 2016 with the requirement that ballots be received by the association no later than 5:00pm on Wednesday, February 10, 2016. Special Assessment Ballots will be opened and counted by an independent vote tabulator before the February board meeting. A sealed envelope containing the results of the voting will be opened and reported at the Twin Harbors board meeting on February 13, 2016. Should the Special Assessment Ballot initiative pass, Twin Harbors property owners will be billed on March 1, 2016 and payment will be due, Friday, March 31, 2016. Cliff Budd made a motion to approve the Special Assessment Letter, Ballot, and procedures for billing, voting, counting the ballots and reporting the results. The motion was seconded and approved.

Paul Laverty passed out a draft revised budget for the Twin Harbors Property Owners Associational fiscal year beginning September 1, 2015 and ending August 31, 2016. The board discussed the draft revised budget which reflected the anticipated approval of the Special Assessment Fee which is described in the preceding paragraph. At the February board meeting, Paul will present the budget for discussion and approval.

Chip Choate initiated a discussion on the purchase of rock and or other road base material to be stored at the clubhouse and used for minor road repairs. The board deferred action on this issue.

Paul Laverty deferred a discussion on the subject of architectural fees as opposed to road deposit fees. Cliff Budd made a motion to institute an application fee for all building permits of \$25.00. Steve Eckert made a motion to approve an application fee for all building permits of \$25.00. The motion was seconded and approved.

Chip Choate, at the request of Ken Van Hook, reported on a discussion Ken initiated with the Trinity River Authority (TRA). Ken reports that the TRA does not publish a list of chemicals approved to kill or eradicate vegetation around Lake Livingston. The TRA

advises that products are acceptable if the instructions indicate the product is safe to be used around waterways. The only acceptance is the product, Roundup. Roundup may be used, despite the instructions saying Roundup is unsafe to be used around waterways.

Chip Choate, at the request of Ken Van Hook, initiated a discussion of the special projects committee. The following committees and coordinators are reported.

COMMITTEE	COORDINATORS
NEIGHBORHOOD WATCH COMMITTEE	KYLE KELLY AND BARBARA DICKENS
HOLIDAY DECORATING COMMITTEE	SANDRA JAYNES, ENTRANCES 1 AND 2 BONNIE LAVERTY, ENTRANCE 3
AQUA NUTS COMMITTEE	JUDY JACKSON, NITA UPTGRAPH. AND BONNIE LAVERTY
ANNUAL HOA MEETING COMMITTEE	LINDA VAN HOOK AND NANETTE FANJOY
WELCOMING COMMITTEE	BONNIE LAVERTY AND NITA UPTGRAPH
ROADWAY BEAUTIFICATION COMMITTEE	CHIP CHOATE AND CLIFF BUDD
HOA PROPERTY IMPROVEMENT COMMITTEE	KENNY HOLDER AND HAZEN FANJOY
SOCIAL ACTIVITIES COMMITTEE	TO BE NAMED

Chip Choate made a motion to approve the committees and the designated coordinators. The motion was seconded and approved.

Joseph Polizzi reported the Twin Harbors holiday decorations at entrance 2 won first place in the decorating contest sponsored by the City of Onalaska. Decorating for entrance 2 was coordinated by Sandra Jaynes. Sandra credited Kenny Holder with keeping the decorations in good working condition. The wind played havoc with the decorations and Kenny had to “repair” the decorations daily. Mitch and Susan Mitchell , Twin Harbor residents, won first place in the residential section of the decorating contest sponsored by the City of Onalaska.

Joseph Polizzi made the following announcements.

The next board meeting is scheduled for Saturday, February 13, 2016.

A Twin Harbors Neighborhood Watch meeting will be held on Saturday, January 16, 2016, at 4:00pm at the City of Onalaska Library. Police Chief Ron Gilbert will be the guest speaker and will inform property owners of police action in Twin Harbors.

Paul Lavery made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:25am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary