

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
January 14, 2017

Directors Present:

Paul Laverty, Steve Eckert, Paige Street, Michael Farr, Joseph Polizzi, Don Wolf, Rick Garlock, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Kyle Kelly, Barbara Dickens, Debbi and Cliff Roberts

Paul Laverty, President, called the meeting to order at 9:02am.

Paul asked the board to review the Minutes for the December 10, 2016 board meeting. Paige Street made a motion to approve the minutes for December 10, 2016.

Michael Farr requested the terminology "boat storage building" be changed to "tractor storage building". The motion was seconded and approved with the amended terminology.

Treasurer's Report:

Treasurer Paige Street reported the cash bank balances as of end of December, 2016.

Account	Balance
THPOA - Regular Checking	\$90,141.51
THPOA - Special Assessment Checking	4,201.09
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$94,385.00
Road Deposits	1,000.00
Donations for Pool Fund	2,597.38
Donations for Tractor Storage Building	2,700.00
Special Pool Account	2,985.00
TOTAL BANK BALANCE	\$103,640.38

The board reviewed the balance sheet for the four (4) months ending December 31, 2016, the income statement, and the statement of cash flow for the four (4) months ending December 31, 2016.

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

Open Forum:

No one appeared in Open Forum.

Correspondence:

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

Complaints:

Steve Eckert reported that two (2) new complaints have been received in the month of December. One (1) complaint was for an accumulation of trash at a home on Sunset and the second complaint was for household garbage being burned in the back yard of a mobile home on Whisperwood Drive.

Building Permits:

Michael Farr reported that one (1) permit for the replacement of a bulk head and boat storage unit was approved in the month of December.

Field Maintenance Activities:

Michael Farr reported the association tractor was not utilized in the month of December 2016.

Pool Report:

Paul Laverty and Steve Eckert reported that two (2) motor pumps have burned out and must be replaced. One (1) motor pump has already been replaced and the second pump will be replaced. In addition, there are two (2) timers that are defective and must be replaced. The leak at the pool has not been located.

Other Business:

Chip Choate reported the keyless lock system has been purchased. The system will utilize a fob for entrance. A new entrance gate will be required and has been ordered from Billy Hendrix.

Michael Farr reported that Billy Hendrix has been contacted and has agreed to submit plans and an estimate to build a tractor storage building. Michael will continue to work with Billy Hendrix to obtain plans and a cost estimate.

Chip Choate reported that by-laws are under review and a committee has been established to update the by-laws and to report to the board.

Michael Farr initiated a discussion of the proposed fence at the main boat ramp. After an extended discussion, the board temporarily adjourned from its meeting at the clubhouse and reconvened at the main boat ramp to better access the plan and location of the boat ramp fence.

After an extended review and discussion Chip Choate made a motion to construct the fence using posts of 6X6 treated timber with a cable linking each post. The fence would be constructed only on the green area adjacent to the drainage ditch and the bulkhead on the lake. The motion was seconded and approved.

Paul Lavery made the following announcements.

DATE	EVENT
Saturday, February 11, 2017	Twin Harbors Board Meeting at 9:00am at the clubhouse. Everyone is invited to attend.
Tuesday, February 14, 2017	City of Onalaska council meeting at 7:00pm in the council chambers. Everyone is invited to attend.

DATE	EVENT
Saturday, April 29, 2017	Onalaska Volunteer Fire Department BBQ Sale and Auction.
Sunday, May 28, 2017	Twin Harbors Memorial Day Weekend Picnic. Picnic will be held at the Clubhouse Pavilion from 1:00pm to 3:00pm. More details to be announced.
Friday, August 11, 2017	Last day to register as a candidate for the October 2017 election for the Twin Harbors board. Contact Chip Choate 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, February 11, 2017.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:28am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary