

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
January 13, 2018

The January 2018 Twin Harbors Board Meeting was held in the City of Onalaska Conference Room.

Directors Present:

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

Directors Absent:

Don Wolf

Guests Present:

Barbara Dickens, Sandra Jaynes, Jim Radloff, Wanda Ranloff, Hazen Fanjoy, Nannette Fanjoy, Deborah Tanner, Jim Wyckoff, Teri Wyckoff, Josh Gray, Chuck Segrest, Kyle Kelly, and David Mann

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

Paul introduced the two guest speakers for the board meeting.

Chad Holton, Vice-President of the Trinity River Authority, Livingston State Park Area, presented Twin Harbors property owners with an update on Lake Livingston and the Trinity River Authority.

Ken Baker, General Manager of Eastex Telephone Cooperative presented Twin Harbors property owners with an update on the installation of fiber optics in the Twin Harbors subdivision.

Paul asked the board to review the Minutes for the Saturday, December 16, 2017 board meeting. Debbi Roberts made a motion to approve the minutes for December 16, 2017 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of December, 2017.

Account	Balance
THPOA - Regular Checking	\$73,587.71
THPOA - Special Assessment Checking	38,764.47
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$112,367.58
Road Deposits	1,000.00
Donations for Pool Fund	4,547.98
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$124,375.56

The board reviewed the balance sheet for the four (4) months ending December 31, 2017, the income statement for the four (4) months ending December 31, 2017, the income statement for the month of December 2017, and the statement of cash flow statement for the four (4) months ending December 31, 2017.

Debbi reported that new reports are being assembled, which will provide information on accounts receivable assigned to our collection agency. A list of accounts receivable deemed uncollectible is being reviewed for charge off.

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

Open Forum:

No Twin Harbors property owners appeared in Open Forum.

Correspondence:

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

Complaints:

Liz Segrest reported Twin Harbors property owner Keith Stifflemire, after receiving a letter delivered by a Polk County constable, has agreed to an injunction, which prohibits the parking of his motor home on the street. No complaint letters were issued during the month of December 2018.

Building Permits:

Steve Eckert, reported two (2) building permits were issued for boat houses.

Field Maintenance Activities:

Chip Choate reported that Barry Pounds continues to work on cleaning bushes from rights of way with limited visibility on blind curves. More work is needed. Barry will assist Mitch Mitchell to clear rights of way on Sunset Drive. Tractor usage has been minimal during December 2017.

Pool Report:

Paul Lavery reported that the association pool is on a winter schedule for maintenance. Backyard Oasis is performing routing maintenance. No major repairs have been required.

Other Business:

Paul Lavery indicated the Twin Harbors Architectural Permit continues to be under review. When the review has been finalized, the permit will be filed of record with the Polk County Clerk.

Debbi Roberts reported the Twin Harbors Subdivision won first place in the City of Onalaska Christmas Decorating Contest in the subdivision section. Debbi also reported that Susan and Mitch Mitchell, residents of Twin Harbors, won first place in the City of Onalaska Christmas Decorating Contest for residents.

Paul Lavery appointed Barbara Dickens as the Chairman of the Twin Harbors Heavy Trash Day Pick Up Committee. Heavy Trash Pick Up Day is Saturday, April 21, 2018. Barbara is seeking volunteers to assist in the trash pick up activity.

Paul Lavery initiated a discussion of requesting Ronnie Vincent to present to Commissioner Court a proposal for the following Twin Harbors roads being taken into the Polk County Road Synchrony.

- a. "The Point Drive" in the Twin Harbors Subdivision.
- b. "Parkview Drive" in the Twin Harbors Subdivision from Twin Harbors Drive to the intersection of Parkview Drive and Valleyview Drive.
- c. "Valleyview Drive in the Twin Harbors Subdivision from the intersection of Harbor Drive and Valleyview Drive to the intersection of Twin Magnolia Drive and Valleyview Drive.

Steve Eckert made a motion to approve the roads being taken into the Polk County Road Synchrony. The motion was seconded and approved.

Paul Laverty reported that the Twin Harbors Building Permit has been finalized and will be filed of record with Polk County.

Barbara Dickens reported that the next Twin Harbors Neighborhood Watch Committee Meeting will be held on Saturday, April 14, 2018 at 11:00am.

Paul Laverty made the following announcements.

DATE	EVENT
Saturday, February 10, 2018	Twin Harbors February Board Meeting will be held in the Clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, February 13, 2018	City of Onalaska February Council Meeting will be held in the council chambers at 7:00pm. Everyone is invited to attend.
Tuesday, February 13, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Tuesday, February 20, 2018 through Friday, March 2, 2018	First day of early voting for the State of Texas Primary Election. Early voting is held at the Onalaska Sub-Court House on weekdays from Tuesday, February 20, 2018 through Friday, March 2, 2018. Early voting will be from 7:30AM to 4:30AM.
Tuesday, February 20, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Tuesday, March 6, 2018	State of Texas Primary Election Day. Onalaska votes at the Onalaska Sub-Court House from 7:00AM to 7:00PM.

DATE	EVENT
Saturday, April 21, 2018	Twin Harbors Heavy Trash Pick Up Day, starting at 8:30am. Place heavy trash on the bottom of driveway and volunteers will pick up and take to collection point.
Friday, August 10, 2018	Last day to register as a candidate for the Twin Harbors board election in October 2018. Candidates must register no later than 5:30PM by registering with THPOA secretary, chip choate, at 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, February 10, 2018.

Debbi Roberts made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:21am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary