

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
January 12, 2019

**Directors Present:**

Paul Laverty, Steve Eckert, Debbie Tanner, Rick Garlock, Joseph Polizzi, Liz Segrest, Barbara Dickens, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Sandra Jaynes, Guy Caben, Corky and Patty McCorkle, Gary Sanders, and Larry Charles

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

**Open Forum:**

Guy Caben appeared in Open Forum to inform the board that he received a complaint letter regarding his parking a boat in front of the building line. Guy revealed that he had rented a slot in the associations storage lot; however, some unknown individual has parked a trailer in the slot that was assigned to him. Guy was promised that the owner of the illegally parked trailer would be requested to remove the trailer.

Gary Sanders appeared in Open Form to present his amended building permit application. The architectural committee will review the amended application after the board meeting.

Corky and Patty McCorkle appeared in Open Forum to express their concern for those swimming off the boat ramp pier and the bulkhead at the boat ramp. Corky is aware of many instances where those fishing have lost fishing tackle including fishing hooks, all of which have the potential of injuring swimmers.

Larry Charles appeared in Open Forum to determine if he was permitted to build an extension and a porch to his existing workshop in his back yard. Larry was requested to submit a completed building application permit to the architectural committee.

**Minutes:**

Paul asked the board to review the Minutes for the December 8, 2018 Board Meeting. Liz Segrest made a motion to approve the minutes for the December 8, 2018 Board Meeting. The motion was seconded and approved.

**Treasurer’s Report:**

Treasurer Debbie Tanner reported the cash bank balances as of end of December, 2018.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$92,797.02
THPOA - Special Assessment Checking	78,345.18
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$171,157.60
Special Administrative Account	5,749.61
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$183,367.21</b>

The board reviewed the balance sheet for the four (4) months ending December 31, 2018, the income statement for the four (4) months ending December 31, 2018, the income statement for the month of December 2018, and the statement of cash flow statement for the four (4) months ending December 31, 2018.

Steve Eckert made a motion to approve the Treasurer’s Report, the motion was seconded and approved.

**Correspondence:**

Chip Choate reported that no correspondence was received in the month of November 2018.

**Complaints:**

Liz Segrest and Steve Eckert reported that the home at 279 Harbor Drive has been sold out of foreclosure and the new owners are remodeling, without first obtaining a permit from the association or the city. Owners will be contacted and informed that an association building permit and a city building permit are required.

**Building Permits:**

No permits were issued in the month of December 2018.

The construction of a house on Harbor Circle remains substantially incomplete.

**Field Maintenance Activities:**

Chip Choate reported that in December, Barry Pounds was once again limited in his mowing of rights of way because the ground was water logged due to the heavy rains experienced in our area. When the ground has dried out, Barry will resume mowing rights of way and the ball field. This is the fifth consecutive month that rain has severely limited mowing.

**Pool Report:**

Paul Lavery reported that the pool is closed and maintenance and cleaning by Backyard Oasis is now on our winter schedule. Maintenance and cleaning will now be conducted twice a month as opposed to the weekly schedule of the spring and summer months.

**Other Business:**

Paul Lavery reported that fobs continue to be distributed to property owners.

Barbara Dickens initiated a discussion on the Twin Harbors Memorial Weekend Picnic for 2019. Barbara made a motion to hold the picnic on Sunday, May 27, 2019 at the vacant lot adjacent to the boat ramp. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the closing of the boat ramp pier and bulkhead area to swimmers. All board members concurred that closing this area to swimmers would be best. Chip made a motion to close the boat ramp pier and bulkhead area to swimmers. The motion was seconded and approved.

Steve Eckert initiated a discussion regarding the proposal to construct a fishing pier at the second boat ramp lot. Chip made a motion to cancel any consideration to construct a fishing pier at the second boat ramp at this time. The motion was seconded and approved.

Chip Choate initiated a discussion regarding a request by the Onalaska Post Office Postmaster to construct a cover for postal boxes located in the Twin Harbors subdivision. The consensus was that the covers for the postal boxes should be built. Joseph Polizzi and Steve Eckert were requested to collaborate on designing the

structures and the determination of an estimated cost. Their findings will be reported to the board at the February board meeting for approval to build the structures.

Barbara Dickens initiated a discussion regarding the approval of a resolution requesting State Representative James White and State Senator Robert Nichols to submit legislation in the 86h Texas Legislative Session that would insert language into current laws to allow subdivisions within cities to proceed with a Chapter 211 Election.

Paul Laverty initiated a discussion of regarding the updating of Twin Harbors By-Laws. Paul made a motion for Barbara Dickens and Debbie Tanner to collaborate on the updating of the Twin Harbors By-Laws. The By-Laws must be updated, then approved by the Twin Harbors board, next approved by the Twin Harbors property owners at an annual meeting or a specially called meeting. Finally, after the ByLaws have been approved by the Twin Harbors property owners, the amended and updated By-Laws must be filed of record with Polk County. Chip made a motion to approve Barbara Dickens and Debbie Tanner to update the Twin Harbors By-Laws and proceed with approval process. The motion was seconded and approved.

Barbara Dickens initiated a discussion regarding the selection of a date to hold the Annual Twin Harbors Garage Sale. Selection of a date to hold the Annual Twin Harbors Garage Sale until the February board meeting.

Barbara Dickens reported that a U-Haul truck has been observed, by several individuals, apparently cruising the neighborhood very slowly, looking at homes. Be on the lookout for such a truck, make an effort to the get license number and report to the police.

Paul Laverty made the following announcements.

## **TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS**

<b>DATE</b>	<b>EVENT</b>
Tuesday, January 8, 2019	City of Onalaska January Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, January 8, 2019	Opening day of the 86th Texas Legislative Session

DATE	EVENT
Tuesday, January 8, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, January 12, 2019	Twin Harbors January Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Tuesday, January 15, 2019	Onalaska Water and Gas January Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Monday, January 21, 2019	City offices closed for Martin Luther King Day.
Tuesday, January 22, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, February 9, 2019	Twin Harbors February Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Tuesday, February 12, 2019	City of Onalaska February Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, February 12, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.

DATE	EVENT
Monday, February 18, 2019	City offices closed for Presidents Day.
Tuesday, February 19, 2019	Onalaska Water and Gas February Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Tuesday, February 26, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, April 27, 2019	Onalaska Volunteer Fire Department Annual BBQ and Auction held at the Fire Department. BBQ sales begin at 10:30am and the Auction begins at noon. Please mark your calendar and plan to attend.
Sunday, May 26, 2019	Twin Harbors Memorial Weekend Picnic
Monday, May 27, 2019	City offices closed for Memorial Day.
Friday, August 9, 2019	Last day to file as a candidate for the Twin Harbors board for the October 2019 election. Contact chip choate 281-685-3920 or <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> to register as a candidate.

The next board meeting is scheduled for Saturday, February 9, 2018.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:20am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary