

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
January 11, 2020

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Rick Garlock, Joseph Polizzi, Rufus Hobbs, Sherry Pierce, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Michael Farr

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

Open Forum:

No one appeared in Open Forum.

Minutes:

Paul Laverty requested the board to review the Minutes for the December 14, 2019 Board Meeting. Rufus Hobbs made a motion to approve the minutes for the December 14, 2019 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of December 2019.

Account	Balance
THPOA - Regular Checking	\$62,309.69
THPOA - Special Assessment Checking	6,379.26
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$68,965.35
Special Administrative Account	4,165.61

Special Pool Account	13,460.00
TOTAL BANK BALANCE	\$86,330.96

The board reviewed the balance sheet for the four (4) months ending December 31, 2019, the income statement for the four (4) months ending December 31, 2019, the income statement for the month of December 2019, and the statement of cash flow statement for the four (4) months ending December 31, 2019.

Debbie reported one hundred, twenty-two (122) collection letters were mailed to past due accounts in December.

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

Correspondence:

Chip Choate reported no correspondence was received in the month of December 2019.

Complaints:

Sherry Pierce reported a travel trailer parked on a cul-de-sac off Creek Drive has been moved. A letter to a property owner has been posted requesting the property owner to remove a truck that is parked/stored in the back yard. A letter has been posted to the property owner a 806 Whisperwood Dr. requesting a junk vehicle parked in the front yard to be moved. A letter has been posted to a property investment company regarding property in Twin Harbors that is currently being utilized as a half-way house. This is an illegal use of a Twin Harbors property and the property owner is requested to cease this operation.

Building Permits:

1st Architect Rufus Hobbs reported no permits requested in the month of December 2019

Field Maintenance Activities:

Chip Choate reported that in December the weather kept mowing of the rights of way to a minimum. The association tractor was repaired.

Pool Report:

Paul Laverty reported that the pool closed on September 30, 2019. Backyard Oasis is now providing pool maintenance once a month which is our winter pool schedule. Repairs to the pool will be made during the winter months.

Other Business:

Paul Laverty reported that fobs continue to be distributed to property owners, although at a much slower pace.

Barbara Dickens initiated a discussion of the categories of violations which shall be subject to the imposition of fines and the dollar amount of fines which shall be applied to each specific category. The board reviewed all categories of violations which shall be subject to the imposition of fines and the dollar amount of fines. The issue of fines will be resubmitted to the board at the February meeting. Barbara Dickens was requested to hand carry the final document of fine categories and the respective fine amount to the Polk County Clerk so that the document may be filed of record. After the document has been filed of record and the original returned to the THPOA, the document will be posted on the THPOA website.

Rick Garlock initiated a discussion of the THPOA boat and trailer parking area. Rick will develop a master plan for marking the individual parking spots. Trailers that do not meet association specifications will be requested to vacate the parking area. The lease document will be modified and presented to the board at the March meeting.

Debbie Tanner and Barbara Dickens initiated a discussion of collection letters format and frequency of posting. A report will be presented to the board detailing the suggestions of letters.

Barbara Dickens initiated a discussion of revising and amending THPOA Forms. After the final revision has been made, the forms will be submitted to the board for approval and then filed of record with Polk County.

Barbara Dickens initiated a discussion regarding the composition of yards which announce a Twin Harbors property is for sale, rent, or lease. Barbara will prepare a report and present to the board.

Barbara Dickens reported no incidents in the month of December which necessitated the involvement of the Neighborhood Watch Committee.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, January 11, 2020	Twin Harbors January Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, January 14, 2020	City of Onalaska January Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Saturday, February 8, 2020	Twin Harbors February Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, February 11, 2020	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 18, 2020	Early voting begins for the Texas Primary Election - Voting at the Onalaska Sub-Court House
Friday, February 28, 2020	Early voting ends for the Texas Primary Election - Voting at the Onalaska Sub-Court House
Tuesday, March 3, 2020	Texas Primary Election Day - Voting at the Onalaska Sub-Court House

The next board meeting is scheduled for Saturday, February 8, 2020.

Sherry Pierce made a motion to adjourn. The motion was seconded and approved.
The meeting was adjourned at 10:33am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary