

Twin Harbors Property Owners' Association

Board of Directors Regular Meeting

Saturday, January 8, 2022, at 8:30 a.m.

THPOA Tractor Barn

MINUTES

- 1) Barbara Dickens called the meeting to order at 8:32 am. The Pledge of Allegiance was said and Prayer by Bob Price
 - a. Members in attendance: Barbara Dickens, Debbie Tanner, Jimmie (Corky) McCorkle, Tim Campbell, Joseph Polizzi, Steven Eckert, Don LeRouax, and Bob Price
 - b. Residents in attendance: Gary Sanders, Sandra Jaynes, Jon & Doris Nelson, William (BB) Brown, Julie Belcik, Sherry Pierce, Conan and Elizabeth Harris, Cheryl Farr, and Lana Shadwick Price.
- 2) Meeting Guidelines were read by Steve Eckert.
- 3) Guest Speaker – Lee Parrish unable to attend due to COVID protocols.
- 4) Old Business
 - a. Doug Lehr –
Requested feedback on the draft pledge that he sent the Board and ARA members.
He also asked what the status was on the second storage building.
Response: Per the attorney's response the Board and ARA is not going to sign this pledge. It is not required in our Bylaws or Deed Restrictions. The second storage building was delivered on Dec. 20th. A reminder this was purchased from the proceeds of the garage sales in 2019 and 2020.
- 5) Public Forum – No speakers
- 6) Consent agenda items were approved by the board. Motion made by Debbie Tanner, 2nd by Corky McCorkle.
 - a. Minutes for the December 11, 2021, THPOA Board Meeting
 - b. Financial Statements ending December 31, 2021
- 7) Correspondence – The daughter of a deceased property owner emailed about their account balance; Debbie Tanner will collaborate with her on getting this taken care of.
- 8) Complaints presented by Bob Price:
 - a. 2nd notice and fine issued to a resident, issue has been corrected, this was a prior board action item. Tent was removed, fine was reversed.
 - b. Cease and desist order on a property, City issued a stop work order, however, work appears to be completed. Future action pending.
- 9) THPOA Committees still needing chairpersons:
 - a. Decorations – no one signed up; at this time, the committee will be dropped
 - b. Deed Restriction Writing – Bob Price will chair, and Debbie Tanner will be Board point
 - c. Facilities – no one signed up; Gary Sanders will chair, and Debbie Tanner will be Board point

- d. Garage Sale – no one signed up; at this time, the committee will be dropped
- e. IT – Bob Price is chair and Steve Eckert is board point. Bob will work with Debbie to schedule a meeting with Paul to discuss the current website and computer system.
- f. Newsletter – no one signed up; at this time, the committee will be dropped
- g. Directory – no one signed up; but Linda Eckert said she will work on it until we can find someone to take over; Barbara Dickens will be the board point
- h. Social – no one signed up; at this time, the committee will be dropped
- i. Welcome – Sandra Jaynes is chair; Joseph Polizzi Board point. Sandra showed a sign that was ordered to be placed in the front yard of new property owners. The sign will be removed, and she will store them until the next new property owner name is received. She emailed Debbie the receipt from Lana Shadwick Price to process payment for her to be reimbursed for the purchase of the signs.

10) Changes to ARA duties:

- a. Debbie met with BB, Jon, and Bob on Jan. 2nd to discuss the building guidelines meeting that was scheduled for Jan. 3rd. They cancelled the meeting to allow the ARA to make edits to their guidelines document and present to the board on Jan. 8th. They also discussed the information received from Brody Smith, POA Attorney, on Dec. 18th.
- b. Barbara Dickens stated that the ARA will only handle permits for the POA. The board will take back control and oversight of the Roads and common areas as of Jan. 8th.

11) BB Brown presented update from the ARA Committee.

- a. 15-16 open permits are in progress
- b. 1 new permit was received and is still being reviewed
- c. 1 new permit was approved at the ARA meeting on Jan. 7th
- d. BB turned over the information on the Roads to Debbie for the board to take over

12) Steve Eckert provided an update on the pool.

Pool- winter schedule in progress. 1 pump running, no issues noted. Weekly maintenance costs are lowering due to winter schedule and utilization. Previous bids received by Sherry Pierce turned over to the ARA to resume the process of obtaining more bids on the pool repair. One estimate provided was in the amount of 58K, board stated that the funds are available for the repairs. Gary Sanders volunteered to get 2 new bids as well as validate the prior bid from Backyard Oasis. Facilities Committee will provide this information at the next board meeting.

13) Debbie Tanner reported on the THPOA administrative items as follows:

- a. She asked if everyone received and were there any questions on the Audit Report, she e-mailed to everyone. Bob Price asked what years were audited and what was the fee for the audit; fee was \$600, and we just processed 2020-2021 fiscal year. Bob asked if we could investigate getting the previous years audited. Debbie will investigate this. The outcome from the audit recommendation was to reduce the number of accounts from 4 to 2 so as not to have NSF situations due to errors and to reduce the number of errors in bookkeeping. Debbie Tanner made a motion to combine 3 accounts into 1 account, leaving the donation account open. First National bank charges THPOA based on the daily balance which could save THPOA board some money. Bob 2nd motion, and it was approved by all. General and donations accounts will be the only 2 accounts remaining once this is completed.

- b. Residents requested more information on the statements and invoices sent out. Debbie said we can add comments on what the charges are for and will ensure the lot numbers are printing on them as well.
- c. THPOA Facebook page that was established years ago was reactivated. This page should be primary as it's the oldest account and will not block residents that the moderators don't agree with philosophically and personally.
- d. Boat Ramp keys and pool fobs for December, only 2 issued.

14) Dedicatory documents submitted by the ARA were reviewed discussion held:

- 1) Timber Clearing and Lot Preparation Permit – changed the failure to observe fee to \$2,500 for improper clearing of lots. Motion was made by Bob, Debbie 2nd approved by all. Document will be sent to Attorney for review.
- 2) No changes were made on the Permit and Fee Matrix; Guidelines or Appeal form, Motion was made by Bob, Debbie 2nd, approved by all. Document will be sent to Attorney for review.
- 3) Debbie provided dates that Brody Smith are available to meet with the membership to review the documents sent to him; Feb. 5th was the date selected and meeting time set for 8:30 am.

15) Barbara stated that the Board was moving into Executive Session to discuss some personnel issues. This was at 09:36 am.

Closed session was called to order at 9:40 am.

- 16) Barbara called the Executive Board meeting to order and provided the following update from the Closed session:
 - a. Discussion was held by Board members on personnel issues, nothing required a vote.

17) Motion was made to adjourn the Board meeting, second was made and all approved, meeting was adjourned at 10:39 am.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
January 11, 2022	City of Onalaska City Hall Meeting 5:00 pm
February 12, 2022	THPOA Board Meeting 8:30 am, City Hall
February 12, 2022	City of Onalaska City Hall Meeting 5:00 pm
March 12, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn

If you have anything to add to the events list, please email Debbie Tanner at THPOATreasurer@Gmail.com or Tim Campbell at TimCTHPOA.com@Yahoo.com

Minutes approved as written,

Timothy Campbell
Secretary