

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 13, 2016

Directors Present:

Joseph Polizzi, Paul Laverty, Bill Belcher, Ken Van Hook, Steven Eckert, Cliff Budd, and B. Milton (Chip) Choate

Directors Absent:

Melvin Cassel

Guests Present:

Kyle Kelly, Ken Holder, Rufus Hobbs, Charles and Paula Jacobs, Barbara Dickens, Hazen and Nannette Fanjoy

Joseph Polizzi, President, called the meeting to order at 9:00 AM.

Joseph Polizzi asked the board to review the Minutes for the January 9, 2016 board meeting. Steve Eckert made a motion to approve the minutes for January 9, 2016. The motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the cash bank balances as of end of January, 2016.

Account	Balance
THPOA - Regular Checking	\$79,853.89
THPOA - Special Assessment Checking	73,044.02
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$152,913.31
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$160,516.49

The board reviewed the balance sheet for the month ending January 31, 2016, the income statement and the statement of cash flow for the five (5) months ending January 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 receiving several phone calls and a few emails from property owners asking if the Special Assessment of \$60.00 is in addition to the Special Assessment ballot initiative of \$75.00/\$55.00. Property Owners were advised the \$60.00 is not in effect. The Special Assessment must be approved by Twin Harbors property owners on an annual basis. Paul Laverty and Ken Van Hook reported receiving phone calls from property owners asking the same question.

Complaints:

Steve Eckert reported six (6) complaint were received in the month of January 2016. Six complaint letters were mailed to property owners. Three (3) complaints were resolved in January 2016. Additional complaint letters will be mailed and reported on at the next board meeting.

Building Permits:

Cliff Budd reported that two (2) building permit was requested and approved in the month of January 2016. Both building permits were for fences.

Field Maintenance Activities:

Cliff Budd reported that Barry Pounds continues to be unavailable for duty due to health considerations. The association tractor has logged seventy-three hours as of the end of January 2016. The next routine maintenance is set for 100 hours. This maintenance will be handled internally.

Pool Report:

Bill Belcher reported that the pool is in a dormant status for the winter months. Backyard Oasis continues to clean the pool and add chemicals as needed. No repairs have been needed in the months of November and December 2015 and January 2016.

Other Business:

Chip Choate opened the sealed envelope containing the results of the voting for the Special Assessment for 2016. The sealed envelope was provided to the board by the Independent Vote Tabulator. The ballot initiative offered property owners to vote on a special assessment fee for lots with a residence of \$75.00 per lot per annum and a special assessment fee for undeveloped lots of \$55.00 per lot per annum. The results of the voting were YES 150.3 and NO 105. Paul Lavery made a motion to approve the confirmation of the ballot initiative. The motion was seconded and approved.

Chip Choate initiated a discussion of submitting to Twin Harbors property owners a ballot initiative for a Special Assessment Fee of \$75.00 per lot per annum for lots with a residence and \$55.00 per lot per annum for undeveloped lots. If a residence is built on two lots, only one lot will be considered as a residence lot for billing purposes. The Special Assessment billing statement will be mailed to property owners on March 1, 2016 with a due date of March 31, 2016. Paul Lavery made a motion to approve the Special Assessment Fee Billing as per the details described above. The motion was second and approved.

Paul Lavery distributed a draft revised budget for the Twin Harbors Property Owners Associational fiscal year beginning September 1, 2015 and ending August 31, 2016. The board discussed the draft revised budget which reflected the anticipated approval of the Special Assessment Fee, which is described in the preceding paragraph. At the March board meeting, Paul will present the budget for discussion and approval.

Chip Choate initiated a discussion on the purchase of rock and or other road base material to be stored at the clubhouse and used for minor road repairs. The board deferred action on this issue.

Cliff Budd initiated a discussion of advertising in the Winds all of the properties owned by the THPOA. The board decided to defer advertising.

Ken Van Hook initiated a discussion of the storage building for the association tractor. Ken indicated that he had asked Kenny Holder to review and prepare an initial proposal for the storage building. After discussion, the board decided that it would be appropriate for Kenny Holder, Ken Van Hook, Cliff Budd, and Paul Lavery to hold a meeting to discuss the plans prepared by Kenny Holder and to report to the board at the March

board meeting. Steve Eckert made motion to approve the meeting described above. The motion was second and approved.

Paul Laverty initiated a discussion of choosing a collection agency to assist in the collection of past due maintenance fees. Cliff Budd made a motion to approve signing a contract with a collection agency and to grant Paul Laverty, Treasurer, the right to sign and obligate the association. The motion was seconded and approved.

Ken Van Hook initiated a discussion to approve a Twin Harbors picnic on the Memorial Holiday Weekend. Ken made motion to approve the association providing up to \$300.00 in expenses for the picnic. Bill Belcher made a motion to approve the picnic and up to \$300.00 in expenses for the picnic. The motion was second and approved.

Joseph Polizzi made the following announcements.

DATE	EVENT
February 1, 2016 through March 31, 2016	Crappie Rock Fishing Tournament, Cash prizes for catching tagged crappies anywhere in Lake Livingston, register at any marina near Onalaska
Saturday, March 5, 2016	Trash pickup on FM3186 with Idlewilde and Impala Woods subdivisions. Meet at Idlewilde clubhouse at 8:30am. You should consider wearing boots and gloves. We will furnish plastic bags for trash collection.
Saturday, March 19, 2016	Twin Harbors Neighborhood Watch Meeting, 4:00pm at the Onalaska Library
Saturday, March 26, 2016	Onalaska Easter Parade and Egg Hunt, Parade begins at Fire Department at 10:00am, Egg hunt begins at 11:00am at Bonner Park
Saturday, April 9, 2016	3rd Annual Wildcat Fun Run 8:00am to Noon, Onalaska Junior/ Senior High School, To register call Angela Stutts 936-646-5376
Saturday, April 23, 2016	Twin Harbors Annual Heavy Trash Pick Up Day, Trash Pick Up begins at 8:00am. Place heavy trash items on the curb and items will be picked up and taken to collection point. No garbage, electronics, or chemicals of any kind.

DATE	EVENT
Saturday, April 30, 2016	Onalaska Volunteer Fire Department BBQ Sale and Auction, the Fire Department is wholly dependent on donations and the annual BBA sale and auction to provide funds for fighting fires in the Onalaska area. Sale of BBQ dinners and sandwiches begins at 10:30am and the auction begins at Noon. If you have items to donate for the auction, contact Angela Stutts 936-646-5f376
Sunday, May 29, 2016	Twin Harbors Memorial Day Weekend Picnic, Details will be forthcoming
Friday, August 12, 2016	Last day to register to become a candidate for the Twin Harbors board for the October 2016 election. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920

The next board meeting is scheduled for Saturday, March 12, 2016.

The board adjourned into executive session to discuss personnel issues.

After the executive session, the board came into regular session.

Paul Lavery made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:58am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary