

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
February 11, 2017

**Directors Present:**

Paul Laverty, Steve Eckert, Paige Street, Michael Farr, Joseph Polizzi, Don Wolf, Rick Garlock, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Sandra Jaynes, Kyle Kelly, Debbi Roberts, and Brenda Riley

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

Paul asked the board to review the Minutes for the January 14, 2017 board meeting. Don Wolf made a motion to approve the minutes for January 14, 2017.

**Treasurer's Report:**

Treasurer Paige Street reported the cash bank balances as of end of January, 2017.

Account	Balance
THPOA - Regular Checking	\$88,596.11
THPOA - Special Assessment Checking	5,559.09
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$94,170.60
Road Deposits	1,000.00
Donations for Pool Fund	2,597.38
Donations for Tractor Storage Building	2,700.00
Special Pool Account	2,985.00
<b>TOTAL BANK BALANCE</b>	<b>\$103,452.98</b>

The board reviewed the balance sheet for the five (5) months ending January 31, 2017, the income statement, and the statement of cash flow for the five (5) months ending January 31, 2017.

Paige reported that approximately twenty-six thousand dollars (\$26,000) in past due receivables has been referred to the collection agency. Some funds have been received, primarily from small accounts. Additional accounts will be referred to the collection agency after it has been determined that the collection agency is performing.

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

### **Open Forum:**

Property Owner Brenda Riley appeared in Open Forum to report an exposed utility pipe in the drainage ditch adjacent to her home and the accumulation of rain water in the same drainage ditch.

### **Correspondence:**

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

### **Complaints:**

Steve Eckert reported that two (2) complaint letters were sent in the month of January 2017. One (1) complaint was for an accumulation of trash at a home on Sunset, and the second complaint was for household garbage being burned in the back yard of a mobile home on Whisperwood Drive. Loose dogs have been reported on Wildwood Harbor Circle and on Moonlight Drive. After verification, letters will be mailed to the home owners.

### **Building Permits:**

Michael Farr reported that four (4) permit requests have been received in the month of January 2017. The first permit for a new home on Harbor Drive, the second request was for the enlargement of a storage shed on a boat dock on Lakefront Drive, the third request was for a home improvement project on Magnolia Drive, and the fourth request was for a home expansion project on Lakefront Drive. All requests were approved.

### **Field Maintenance Activities:**

Michael Farr reported the association tractor was utilized in the month of January 2017 for moving brush into a position to burn. The brush was cut from the fence by Barry Pounds, Michael Farr and Paul Laverty at the clubhouse/pool complex.

### **Pool Report:**

Paul Lavery and Steve Eckert reported that two (2) motor pumps and two automatic timers have been replaced. The leak at the pool has not been located.

### **Other Business:**

Michael Farr reported on the tractor storage building project. Billy Hendrix submitted a bid of \$8,600 for a building 14 feet by 48 feet and a bid of \$12,800 for a building 21 feet by 48 feet. After a discussion, it was determined that the association would advertise for contractors to submit a bid.

Michael Farr reported on the fence project for the main boat ramp. 6 inch by 6 inch treated timber has been purchased, cut into five (5) foot lengths, and three (3) feet on one end of the cuts has been painted with black tar to prevent rotting. Michael asked Chip to make the call for a Digg Tess to mark the location of underground utility lines on the main boat ramp property. Michael asked for volunteers to dig the holes for the fence posts, to plant the posts, and to install the cable. Digging the holes, planting the posts, and installing the cable will be undertaken in the upcoming week.

Chip Choate reported the keyless lock system has been purchased. The system will utilize a fob for entrance. A new entrance gate will be required and has been ordered from Billy Hendrix. The frame has been installed.

In the absence of Barbara Dickens, Debbi Roberts reported on the upcoming Neighborhood Watch Meeting. The next Neighborhood Watch Meeting is scheduled for Saturday, March 11, 2017 at 11:00am at the clubhouse pavilion. Police Chief Ron Gilbert will be the guest speaker. Kyle Kelly, who was instrumental in establishing the Neighborhood Watch has resigned as a coordinator due to personal reasons. Don LaRoux has agreed to replace Kyle as a coordinator.

Debbi also reported on the Twin Harbors Memorial Weekend Picnic. The picnic will be held on Sunday, May 28th, from Noon to 3:00pm. It was suggested that this year the picnic be moved from the clubhouse pavilion to the main boat ramp. There was general agreement for the move. More details to follow.

Chip Choate reported that the Twin Harbors Heavy Trash Day Pickup program will be held on Saturday, April 22, 2017. Board members and other volunteers will drive in the neighborhood picking up heavy trash put out by property owners. Pickup will take place from 8:30am to 11:00am. No household garbage will be collected.

Paul Lavery made the following announcements.

DATE	EVENT
Saturday, March 11, 2017	Twin Harbors Board Meeting at 9:00am at the clubhouse. Everyone is invited to attend.
Tuesday, March 14, 2017	City of Onalaska council meeting at 7:00pm in the council chambers. Everyone is invited to attend.
Saturday, April 29, 2017	Onalaska Volunteer Fire Department BBQ Sale and Auction.
Sunday, May 28, 2017	Twin Harbors Memorial Day Weekend Picnic. Picnic will be held from Noon to 3:00pm. More details to be announced.
Friday, August 11, 2017	Last day to register as a candidate for the October 2017 election for the Twin Harbors board. Contact Chip Choate 281-685-3920 or <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> .

The next board meeting is scheduled for Saturday, March 11, 2017.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:20am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary