

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 10, 2018

The February 2018 Twin Harbors Board Meeting was held in the City of Onalaska Conference Room.

Directors Present:

Paul Laverty, Steve Eckert, Debbi Roberts, Don Wolf, Michael Farr, Liz Segrest. and B. Milton (Chip) Choate

Directors Absent:

Rick Garlock

Guests Present:

Barbara Dickens, Sandra Jaynes, Sherry Pierce, Greg Yost, Kyle Kelly, Deborah Tanner, Josh Gray, Paige Street, and Jeff Talbot

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

Paul asked the board to review the Minutes for the Saturday, January 13, 2018 board meeting. Steve Eckert made a motion to approve the minutes for January 13, 2018 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of January, 2018.

Account	Balance
THPOA - Regular Checking	\$75,868.27
THPOA - Special Assessment Checking	39,643.47
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$115,527.14
Road Deposits	1,000.00
Special Administrative Account	4,548.98
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$127,536.12

The board reviewed the balance sheet for the five (5) months ending January 31, 2018, the income statement for the five (5) months ending January 31, 2018, the income statement for the month of January 2018, and the statement of cash flow statement for the five (5) months ending January 31, 2018.

In January, Debbi reports that twenty (20) registered letters were mailed to property owners who were seriously delinquent in the payment of association fees. Two (2) of the twenty (20) have paid in full and two (2) others have contacted Debbi indicating full payment would be forthcoming. One (1) account has asked for a payment schedule.

The first \$25.00 administrative fee has been collected and deposited in the special administrative account. Any administrative fee collected will be directed to the special administrative account. Funds in the special administrative account will be reserved for the welcoming committee, holiday decorating committee, seed money for the annual garage/yard sale, neighborhood watch committee, annual Memorial Weekend Picnic, and for the swimming pool/pavilion upgrades and improvements.

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

Open Forum:

No Twin Harbors property owners appeared in Open Forum.

Correspondence:

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

Complaints:

Liz Segrest reported no complaint letters were issued during the month of January 2018.

Building Permits:

Steve Eckert, reported no building permits were issued in January 2018. Work continues on four (4) houses, which are under construction. Two (2) houses on Arrowhead Drive, one (1) house on Harbor Circle, and one (1) house on Twin Magnolia. The house on Lakefront Drive, which has been under construction, has been completed and is occupied.

Field Maintenance Activities:

Chip Choate reported that Barry Pounds continues to work on cleaning bushes from rights of way with limited visibility on blind curves as well as finishing clearing of the bushes from the back of the trailer storage lot. Barry will assist Mitch Mitchell to clear rights of way on Sunset Drive when the weather clears. Tractor usage has been minimal during January 2018.

Pool Report:

Paul Laverty reported that the association pool is on a winter schedule for maintenance. Backyard Oasis is performing routine maintenance. No major repairs have been required. The door to the pool pump house is broken and needs to be replaced. Paul is working to have the door replaced.

Other Business:

Paul Laverty reported to the board that the newly revised Twin Harbors Architectural Permit has been filed of record in the real estate records with the Polk County Clerk.

Michael Farr initiated a discussion of replacing the Twin Harbors basketball backboards. Steve Eckert made a motion to approve up to \$1,200.00 to purchase and install two (2) metal basketball backboards on the Twin Harbors basketball court. The motion was seconded and approved.

Barbara Dickens reported that she has made contact with several Twin Harbors residents who have agreed to assist with Heavy Trash Pickup. Additional volunteers are needed.

Debbi Roberts deferred until the month of March, a discussion of creating an umbrella committee to oversee the following Twin Harbors actions: Twin Harbors Holiday Decorating Committee, Twin Harbors Annual Subdivision Garage/Yard Sale, Twin Harbors Welcoming Committee, Twin Harbors Neighborhood Watch Committee, and Twin Harbors Annual Memorial Weekend Picnic. Debbi reported that four (4) members of the committee will be meeting on March 17th to finalize plans.

In the absence of Rick Garlock, Don Wolf reported on the re-vamping of the Twin Harbors storage yard. Barry did a very good cleaning the yard, removing the bushes from the back fence and burning the debris. A site map has been drawn which proposes thirty-nine (39) regular sized spaces and six (6) small sized spaces. A new six (6) foot fence has been installed on the back of the lot. New lease agreements have been mailed to property owners who currently have vehicles in the storage yard. New signs for the storage yard will be ordered.

Paul Laverty, Debbi Roberts, and Barbara Dickens initiated a discussion of the 3rd Annual Twin Harbors Memorial Weekend Picnic. The picnic will be held on Sunday, May 27, 2018, in the waterfront lot on Whisperwood Drive, which is adjacent to the boat ramp on Lakefront Drive. The picnic will be held from 12:30pm to 3:30pm and will feature hamburgers, hot dogs, nachos, chips, lemonade, iced tea, soft drinks, and water. Paul made a motion to approve Barbara as chairman of the picnic committee, the picnic date, picnic location, and menu, and for the board to approve spending up to \$200 for picnic related supplies. The motion was seconded and approved.

Paul Laverty deferred until the April board meeting, an open workshop discussion of Twin Harbors roads and input from Twin Harbors property owners regarding the scheduling of road maintenance.

Paul Laverty initiated a discussion of amending the request made to Ronnie Vincent last month. The new request to Ronnie Vincent is to solicit Commissioner Court approval of a proposal for the following Twin Harbors roads being taken into the Polk County Road Synch.

- a. "The Point Drive" in the Twin Harbors Subdivision.
- b. "Magnolia Bend" in the Twin Harbors Subdivision.
- c. "Parkview Drive" in the Twin Harbors Subdivision from Twin Harbors Drive to the intersection of Parkview Drive and Valleyview Drive.
- d. "Valleyview Drive" in the Twin Harbors Subdivision from the intersection of Harbor Drive and Valleyview Drive to the intersection of Twin Magnolia Drive and Valleyview Drive.
- e. "Uvalde Drive" in the Twin Harbors Subdivision.
- f. "Whisperwood Drive" in the Twin Harbors Subdivision from the intersection of Uvalde Drive to the end of Twin Harbors Section 1.

Debbi Roberts made a motion to approve the amended request for the roads listed above being taken into the Polk County Road Synch.. The motion was seconded and approved. Chip Choate was petitioned to prepare a letter for Commissioner Ronnie Vincent detailing the appeal for Twin Harbors roads to be taken into the Polk County Road Synch.

Barbara Dickens reported that the next Twin Harbors Neighborhood Watch Committee Meeting will be held on Saturday, April 14, 2018 at 11:00am in the City of Onalaska conference room. Barbara reported that negative incidents in the subdivision have declined significantly and the area has been quiet.

Paul Laverty made the following announcements.

DATE	EVENT
Saturday, March 10, 2018	Twin Harbors March Board Meeting will be held in the City of Onalaska Conference Room at 9:00am. Everyone is invited to attend.
Tuesday, March 13, 2018	City of Onalaska March Council Meeting will be held in the council chambers at 7:00pm. Everyone is invited to attend.
Tuesday, March 13, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Tuesday, March 27, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Saturday, April 14, 2018	Twin Harbors April Board Meeting will be held in the City of Onalaska Conference Room at 9:00am. Everyone is invited to attend.
Saturday, April 14, 2018	Twin Harbors April Neighborhood Watch Committee Meeting will be held immediately after the April THPOA Board Meeting.
Saturday, April 21, 2018	Twin Harbors Heavy Trash Pick Up Day, starting at 8:30am, ending at 11:00am Place heavy trash on the bottom of driveway and volunteers will pick up and take trash to collection point.
Saturday, April 28, 2018	Onalaska Volunteer Fire Department Annual BBQ and Auction is held at the Volunteer Fire Department Building. BBQ Sandwiches and Plate Lunches sold from 10:30am to Noon. Auction begins at Noon. Please plan to attend and support the Fire Department by purchasing BBQ and bidding on auction items.

DATE	EVENT
Friday, August 10, 2018	Last day to register as a candidate for the Twin Harbors board election in October 2018. Candidates must register no later than 5:30PM by registering with THPOA secretary, chip choate, at 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, March 10, 2018.

Debbi Roberts 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