

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 8, 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 and Debbi Roberts

Paul Laverty, President, called the meeting to order at 9:01 am.

Open Forum:

No one appeared in Open Forum.

Minutes:

Paul Laverty requested the board to review the Minutes for the January 11, 2020 Board Meeting. Rufus Hobbs made a motion to approve the minutes for the January 11, 2020 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 January 2020.

Account	Balance
THPOA - Regular Checking	\$61,774.73
THPOA - Special Assessment Checking	8,428.09
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$70,219.22
Special Administrative Account	4,190.61

Special Pool Account	13,960.00
TOTAL BANK BALANCE	\$88,369.83

The board reviewed the balance sheet for the five (5) months ending January 31, 2020, the income statement for the five (5) months ending January 31, 2020, the income statement for the month of January 2020, and the statement of cash flow statement for the five (5) months ending January 31, 2020.

Special Assessment invoices were posted to property owners on February 1, 2020 with a letter from the THPOA Board. Several calls have been received concerning invoice amounts and a few duplicate invoices. No funds have been collected by our collection agency.

Chip Choate 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 January 2020.

Complaints:

Sherry Pierce reported a letter has been posted to O’Neal Wright 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. Signs have been removed from a utility pole. Manufactured home on Whisperwood has trash and litter in the yard, a letter will be posted for clean-up.

Building Permits:

1st Architect Rufus Hobbs reported no permits requested in the month of January 2020.

Field Maintenance Activities:

Chip Choate reported no mowing in the month of January 2020

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.

Grass has been overgrowing the asphalt parking lot at the boat ramp parking area. Cory Barnes will kill the grass with plant killer and weed eat the grass in an effort to restore parking space to the boat ramp parking area.

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 regarding moving the THPOA April 11, 2020 board meeting to April 18, 2020 . Rick Garlock made a motion to approve moving the board date. The motion was seconded and approved.

Barbara Dickens initiated a discussion regarding Twin Harbors participating and involvement in the City of Onalaska Easter Parade on Saturday, April 11, 2020. Debbi Tanner made a motion to approve Twin Harbors participation. The motion was seconded and approved.

Barbara Dickens initiated a discussion of the the various forms and documents that required amending and modifying. These forms included; Twin Harbors Recreational Areas Rules and Regulations, The Twin Harbors Rental Form, the resolution regarding the composition of yard sale signs, Deed Restriction Violations and By-Law Violations, and the fees to be imposed for these violations. After much discussion, it was decided that the forms would be approved subject to the amendments and modifications that were discussed and approved. The approved amendments and modifications are to be incorporated into the appropriate documents by Debbi Tanner and Barbara Dickens. and distributed on board members on or before Friday, February 14, 2020. Barbara Dickens will file the documents with the Polk County Clerk and after filing these documents will be posted on the Twin Harbors website. Rufus Hobbs made a motion to approved these documents as amended or modified. The motion was seconded and approved.

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.

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 changing the time for the Twin Harbors Board Meeting from 9:00am to 8:30am. Debbie Tanner made a motion to approve changing the time for the board meeting. The motion was seconded and approved.

Barbara Dickens reported one incidents in the month of January 2020 which necessitated the involvement of the Neighborhood Watch Committee. A property owner did not lock his car and a wallet was stolen from car. Barbara wishes to advise all property owners to lock their vehicles and never leave anything in the vehicle of any value.

Paul Lavery made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
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.
Monday, February 17, 2020	City of Onalaska Officers are closed for the President's Day Holiday
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 from 7:00am to 7:00pm

DATE	EVENT
Tuesday, March 10, 2020	City of Onalaska March Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Saturday, March 14, 2020	Twin Harbors March Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Saturday, April 11, 2020	City of Onalaska Easter Parade and Egg Hunt - Parade starts at Onalaska Volunteer Fire Department at 10:00am and the Egg Hunt will be held at Bonner Park at 11:00am. THPOA will be a participant in the parade.
Saturday, April 25, 2020	Onalaska Volunteer Fire Department Annual BBQ and Auction - Held at the Onalaska Volunteer Fire Department. BBQ sales begin at 10:30am and the Auction begins at noon.
Sunday, May 24, 2020	Twin Harbors Annual Memorial Weekend Picnic - Held at the lot adjacent to the boat ramp - from 12:00pm to 3:00pm. Prior to the picnic, a parade will be held. Please mark your calendar and plan to attend.
Friday, August 7, 2020	Last day to file to become a candidate for the Twin Harbors Board. Election to be held October 2020. Contact Chip, 281-685-3920 or miltonchoate@yahoo.com to register as a candidate.

The next board meeting is scheduled for Saturday, March 14, 2020.

Sherry Pierce made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:54am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary