

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 24,, 2021

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Rufus Hobbs, Sherry Pierce, Jimmie McCorkle, and B. Milton (Chip) Choate

Directors Absent:

Tim Campbell

Guests Present:

None

Paul Laverty, President, called the meeting to order at 4:00pm..

Open Forum:

No one appeared in Open Forum.

Consent Items:

Consent Items are defined as Minutes, Financial Statements, and Cash Balance in each of the separate accounts:

Debbie Tanner requested the board to review the three (3) consent agenda items. The consent items are Minutes for the January 9, 2021 Board Meeting, the income statement balance sheet, and statement of cash flow for the five (5) month ending January 31, 2020 and the income statement for the month of January 2021.

In addition, Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of January, 2021.

Account	Balance
THPOA - Regular Checking	\$81,984.81
THPOA - Special Assessment Checking	52,696.76
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$134,697.97

Special Administrative Account	4,585.20
Special Pool Account	16,715.44
TOTAL BANK BALANCE	\$155,998.61

The board reviewed the balance sheet for the five (5) months ending January 31, 2021, the income statement for the five (5) months ending January 31, 2021, the income statement for the month of January 2021, and the statement of cash flow statement for the five (5) months ending January 31, 2021.

Debbie reported that all bank accounts have been reconciled and the reconciliation was accurate.

A hundred and twenty (120) collection letters were recently mailed to property owners with past due accounts.

Sherry Pierce made a motion to approve the three (3) consent items, the motion was seconded and approved.

Correspondence:

Chip Choate reported no correspondence was received in the month of January 2021

Complaints:

Sherry Pierce, compliance officer reported two (2) compliant letters were mailed to property owners in the month of January 2021. Both property owners reside in Section 1.

Building Permits:

1st Architect Rufus Hobbs reported one (1) permit requested and issued in the month of January 2021. Permit issued for a new fence.

Field Maintenance Activities:

Chip Choate reported no right of way mowing in January 2021 Barry Pounds, THPOA maintenance manager slipped on ice during the ice storm, injured his back, and is currently unable to perform any maintenance duties.

Pool Report:

As of September 1, the association reverted to our winter schedule for the association swimming pool, which includes cleaning and adding chemicals by Backyard Oasis on a twice a month basis. During the recent ice storm, pipes were broken in each of the bathrooms and to pipes supplying the clubhouse. Repairs have been initiated.

Other Business:

Paul Laverty reported that fobs continue to be distributed to property owners, although at a much slower pace.

A discussion of the boat ramp has been deferred.

Barbara Dickens initiated a discussion regarding new keys for the boat ramp. Barbara Dickens made a motion to re-key the existing boat ramp lock and to purchase new keys for the property owners. The motion was seconded and approved.

Debbie Tanner initiated a discussion regarding the establishment of a fee for past due maintenance fee payments. Chip Choate made a motion to approve a fee of \$20.00 per month for each month the payment is past due sixty (60) days or more. The motion was seconded and approved. The fee schedule will not take affect until all property owners have been notified of the charge, the notice has been posted on the TH website, and the notice has been filed of record with Polk County.

Debbie Tanner initiated a discussion regarding additional wording to Special Assessment Invoices, Payment Plans, and Past Due Invoices. Barbara Dickens made a motion to add special working to the Special Assessment Invoice, Payment Plans, and Past Due Invoices. The motion was seconded and approved.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Tuesday, March 9, 2021	City of Onalaska March Council Meeting, at 5:00pm in the Council Chambers. Everyone is invited to attend.

DATE	EVENT
Saturday, March 13, 2021	Twin Harbors March Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Sunday, March 14, 2021	Daylight Savings Time Begins at 2:00am
Thursday, April 1, 2021	Last day to register to vote in the OISD Election
Friday, April 2, 2021	Good Friday Holiday - City Offices Closed
Saturday, April 3, 2021	Easter Parade and Egg Hunt - OVFD ti Bonner Park - 10:00am
Saturday, April 10, 2021	Twin Harbors April Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, April 13, 2021	City of Onalaska March Council Meeting, at 5:00pm in the Council Chambers. Everyone is invited to attend.
Saturday, April 17, 2021	Spring Heavy Trash Pickup Day - Collection at the Onalaska Sub-Court House - Precinct 2 Storage Yard
Monday , April 19, 2021	First Day of Early Voting for OISD Election - Voting in the Onalaska Council Chambers
Saturday, April 24, 2021	Onalaska Volunteer Fire Department Annual BBQ and Auction - OVFD - BBQ Lunch at 10:30 and Auction begins at noon

DATE	EVENT
Tuesday, April 27, 2021	Last day of Early Voting for OISD Election
Saturday, May 1, 2021	OISD Election Day - Onalaska Council Chambers
Friday, August 13, 2021	Last day to file for a position on the ballot for the October 2021 election to the Twin Harbors Board of Directors. File with Association Secretary before 5:00pm

The next board meeting is scheduled for Saturday, March 13, 2021.

Chip Choate made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 4:56pm.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary