

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 12, 2016

Directors Present:

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

Directors Absent:

Melvin Cassel and Ken Van Hook

Guests Present:

Larry Ingle, John Koston, Tony Jackson, Jim Radloff, Barbara Dickens, Sandra Jaynes, Debbi Roberts, Cliff Roberts, Deborah Tanner, David Tanner, Hazen Fanjoy, Ray Fitzpatrick, Tom Januhowski, Melissa Januhowski, Linda Van Hook, Ronnie Vincent

Joseph Polizzi, President, called the meeting to order at 9:02 AM.

Joseph Polizzi asked the board to review the Minutes for the February 13, 2016 board meeting. Bill Belcher made a motion to approve the minutes for February 13, 2016. The motion was seconded and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$72,674.12
THPOA - Special Assessment Checking	73,122.79
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$145,812.31
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$153,415.49

The board reviewed the balance sheet for the month ending February 29, 2016, the income statement and the statement of cash flow for the six (6) months ending February 29, 2016.

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

Open Forum:

Ronnie Vincent, Polk County Precinct 2 Commissioner, appeared in Open Form to update the board and Twin Harbors property owners regarding Twin Harbors roads, major road work in Precinct 2 of Polk County, and the financial health of Polk County.

Twin Harbors roads, Arrowhead Drive from FM 3186 to Valleyview Drive, Valleyview Drive from Arrowhead Drive to Harbor Drive, and Harbor Drive from Valleyview Drive to Magnolia Drive are scheduled for maintenance and repairs in May 2016. Twin Harbors roads will be the first Polk County Precinct 2 roads scheduled for maintenance and repair in 2016. These existing roads will be ground up, mixed with portland cement and water, and then allowed to set for several days. Next a layer of "chip and seal" will be added. The last stage will be adding an inch and one-half of asphalt.

Ronnie acknowledged that Twin Harbors will probably not schedule additional road maintenance and repair until 2018. Most of the subdivisions working with Precinct 2, schedule road work once every two or three years.

Currently the Texas Department of Transportation (TDOT) is performing road maintenance and repair on U S Highway 190. Road work will be performed on Highway 190 from the divided Highway 190 interchange to three (3) miles beyond the Trinity River bridge. Road work is scheduled to take at least eighteen (18) months. Road work will consist of increasing the number of lanes, on an alternating basis, from two lanes to three lanes and repaving Highway 190 in the city limits of Onalaska.

Recently it was announced that the federal government will create US 14. This new federal highway will be situated north of Highway 190 and will bypass the City of Onalaska. We should not expect to see work on US 14 for twenty (20) to thirty (30) years. The exact location of US 14 has not been determined and funding of the project has not been approved.

The year 2015 brought some challenging financial issues for Polk County. The federal prison which brought in significant funds for Polk County was temporarily closed. Slowly a new operator of the prison has brought in new prisoners and income has

increased, although not to the level of 2015. Polk County made some budget adjustments and now the county is in much better financial condition.

Ronnie provided his email address to those in attendance, rvincent@livingston.net.

Tony Jackson appeared in Open Forum to once again request that the Twin Harbors board take action to send letters to Twin Harbors property owners advising of dead trees on their property. Letters should be mailed only to specific owners, those with dead trees which threaten homes or Twin Harbors roads.

The issue proposed by Tony Jackson will be added to the April 2016 agenda.

Correspondence:

Chip Choate reported no correspondence was received in April 2016

Complaints:

Steve Eckert reported one (1) complaint was received in the month of February 2016. The complaint concerned a junk car. A complaint letter was mailed to the property owner.

Building Permits:

Cliff Budd reported one (1) building permit was requested and approved in the month of February 2016. Year to date, thirteen (13) building permits have been requested and approved.

Field Maintenance Activities:

Cliff Budd reported that Barry Pounds has returned to a limited work schedule. The association tractor has logged seventy-six (76) 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 since the pool was closed for the season.

The swimming pool opens May 1st and Bill indicated everything looks good for the opening.

Other Business:

Steve Eckert initiated a discussion on the issues of Concealed Carry and Open Carry for the Clubhouse/Swimming Pool Area. Joseph Polizzi appointed a committee to review the issues and to report their recommendations at the April 2016 board meeting. Members of the committee are Steve Eckert, Joseph Polizzi, Paul Laverty, and Chip Choate.

Paul Laverty distributed a draft revised budget for the Twin Harbors Property Owners Association fiscal year beginning September 1, 2015 and ending August 31, 2016. Chip Choate made motion to approve the revised budget. The motion was seconded and approved.

Paul Laverty distributed information on how other POA's are using architectural fees. Paul requested the discussion of architectural fees be deferred until the April 2016 board meeting.

Bill Belcher reported the wooden walkway, which starts on the clubhouse sidewalk and leads to the swimming pool, has rotted and needs to be replaced as it is dangerous for those using the pool. Cliff said he would have the walkway replaced.

Chip Choate reported on the participation of Twin Harbors property owners to collect trash along FM 3186 on Saturday March 5, 2016. Chip reported that Hazen Fanjoy, Nanette Fanjoy, Sandra Jaynes, Barbara Dickens, Dwayne Daussin and Chip Choate joined with individuals from Idlewilde and Impala Woods to pick up trash.

Joseph Polizzi made the following announcements.

DATE	EVENT
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

DATE	EVENT
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.
Saturday, April 30, 2016	Onalaska Volunteer Fire Department BBQ Sale and Auction. The Fire Department is wholly dependent on donations and the annual BBQ sale and auction to provide funds for fighting fires in the Onalaska area. Sale of BBQ dinners and sandwiches begin at 10:30am and the auction begins at Noon. If you have items to donate for the auction, contact Angela Stutts 936-646-5376
Sunday, May 29, 2016	Twin Harbors Memorial Day Weekend Picnic will be held from 1:00pm to 3:00pm at the Clubhouse/Swimming Pool. Come and mix and mingle with your neighbors and friends and enjoy hamburgers, hot dogs, chips, and soft drinks.
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. Nominations must be received by 5:00pm.

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

Paul Lavery made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:03am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary