

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

Directors Present:

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

Directors Absent:

Paige Street

Guests Present:

Debbi Roberts, Hazen Fanjoy, Don Uptegraph, and Barbara Dickens

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

Paul asked the board to review the Minutes for the February 11, 2017 board meeting. Don Wolf made a motion to approve the minutes for February 11, 2017.

Special Action:

Paul Laverty initiated a discussion to accept the resignation of Paige Street as a board member and as Treasurer. Rick Garlock made a motion to accept the resignation of Paige Street as a board member and as Treasurer. The motion was seconded and approved.

Paul Laverty initiated a discussion to approve Debbi Roberts as a board member to replace Paige Street and to serve out her remaining term of office, which expires in October 2018. Rick Garlock made a motion to approve Debbi Roberts as a board member to replace Paige Street and to serve out her remaining term of office which expires in October 2018. The motion was seconded and approved.

Paul Laverty initiated a discussion to elect Debbi Roberts as Treasurer. Rick Garlock made a motion to elect Debbi Roberts as Treasurer. The motion was seconded and approved.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of February, 2017.

Account	Balance
THPOA - Regular Checking	\$86,537.85
THPOA - Special Assessment Checking	21,031.59
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$107,584.84
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
TOTAL BANK BALANCE	\$116,867.22

The board reviewed the balance sheet for the six (6) months ending February 28, 2017, the income statement, and the statement of cash flow for the six (6) months ending February 28, 2017.

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

Open Forum:

Joseph Polizzi appeared in Open Forum to offer a complaint against a Twin Harbors Property Owner. Joseph alleged that a property has filed an official police report against another Twin Harbors property owner. The complainer alleged that an individual while walking had stopped in front of her house. The complainer then proceeded to have the walker, an eighty-one year old man, arrested and transported to jail. Joseph said that man who was walking did not in any way reflect a danger to the woman and that he (Joseph) was furious that the man was arrested and transported to jail. Joseph felt that this never should have happened.

Correspondence:

Chip Choate reported no correspondence received in the month of February 2017.

Complaints:

Steve Eckert reported that eight (8) complaint letters were sent in the month of February 2017. Three (3) complaints were for dogs running loose, one (1) complaint letter referenced an illegal storage building, one (1) letter discussed an accumulation of trash at a home on Sunset, one (1) letter referred to a trailer parked in the street on Moonlight

Circle, one (1) letter discussed garbage in a burn pile in a back yard and one (1) letter referred to tree debris piled in the front yard.

Building Permits:

Michael Farr reported that two (2) permit requests have been received in the month of February 2017. Both permits were requested to expand existing boat storage units on boat docks. Both were approved.

Field Maintenance Activities:

Michael Farr reported the association tractor was utilized in the month of February 2017 for moving brush into a position to burn. The tractor now has 184 hours of usage.

Pool Report:

Paul Laverty and Steve Eckert reported that the pool did not receive any repairs. The leak at the pool has not been located. Additional work is needed to locate the leak. It may be necessary to break sidewalk concrete.

Other Business:

Michael Farr reported on the tractor storage building project. A bid has been received from C & H Carports, Inc. The proposed building is twenty (20) feet wide, fifty-one (51) feet in length, and the sides are eleven (11) feet high constructed of twelve (12) gauge steel. One (1) overhead door and two (2) 36X80 doors are included. Turnkey price is \$8,886.94. Michael was requested to obtain at least one more additional bid.

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.

Michael Farr reported that reflectors have been ordered and will be placed on each of the recently installed fence posts at the main boat ramp.

Barbara Dickens reported on the Twin Harbors Memorial Weekend Picnic. The picnic will be held on Sunday, May 28th, from Noon to 3:00pm. Items for the picnic will be reviewed and assigned to property owners at the Neighborhood Watch Meeting which will be held after the board meeting. Chip made a motion to approve \$300.00 to purchase supplies for the picnic. The motion was seconded and approved.

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. Michael Farr and Rick Garlock volunteered to drive their trucks and trailers through the subdivision. Trash pickup will take place from 8:30am to 11:00am. No household garbage will be collected.

Paul Laverty 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. Additional details will be forthcoming.
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 mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, April 8, 2017.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:38am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary