

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

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

**Directors Present:**

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

**Directors Absent:**

Steve Eckert

**Guests Present:**

Barbara Dickens, Sandra Jaynes, Deborah Tanner, and David Tanner

**Paul Laverty, President**, called the meeting to order at 9:14am.

Paul asked the board to review the Minutes for the Saturday, February 10, 2018 board meeting. Debbi Roberts made a motion to approve the minutes for February 10, 2018 Board Meeting. The motion was seconded and approved.

**Treasurer's Report:**

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

Account	Balance
THPOA - Regular Checking	\$83,219.20
THPOA - Special Assessment Checking	55,748.27
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$138,983.87
Road Deposits	1,000.00
Special Administrative Account	4,295.98
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$150,739.85</b>

The board reviewed the balance sheet for the six (6) months ending February 28, 2018, the income statement for the six (6) months ending February 28, 2018, the income statement for the month of February 2018, and the statement of cash flow statement for the six (6) months ending February 28, 2018.

Debbi reports approximately \$13,000 has been collected from the special aggressive letters she mailed to twenty (20) seriously past due property owners in late January 2018. Additional payments have been promised. One account has been referred to our association attorney for action and it is anticipated that an additional four (4) accounts will be referred before the end of March.

Accounts which have been referred to our collection agency have been placed on hold as we evaluate collection agency activity. Monthly reports from the collection agency have not been received on a timely and consistent basis. Two accounts which have been paid in full to the collection agency at least six months ago have not been paid to the Twin Harbors POA. Attempts for collection of funds due from the collection agency have accelerated. The two accounts in question have paid the collection agency in excess of \$2,300 and the amount owing to Twin Harbors POA exceeds \$1,500.

Additional accounts which are in arrears have been targeted for aggressive collection efforts.

Debbi Roberts was congratulated by the board for her aggressive collection efforts.

Liz Segrest 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 February 2018.

### **Building Permits:**

Rick Garlock reported for Steve Eckert. No building permits were issued in February 2018.

### **Field Maintenance Activities:**

Chip Choate reported that in February, Barry Pounds worked on cleaning bushes from Twin Harbors rights of way with limited visibility. In the first few days of March, Barry cleared debris from the boat ramp and the drainage ditch adjacent to the boat ramp. At the end of February, the association tractor had recorded three hundred thirty-seven (337) hours and the debris clearing the first few days of March has increased the tractor hours to almost three hundred and seventy (370). It is anticipated that tractor hours will reach four hundred (400) hours in the next sixty (60) days. At four hundred (400) hours the tractor will be required to undergo a full maintenance review in order that the warranty will be maintained. Cost of the four hundred (400) hour maintenance review is expected to approximate \$1,200.00.

### **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 remains broken and needs to be replaced. Paul is working to have the door replaced.

### **Other Business:**

Michael Farr initiated a discussion of the Twin Harbors basketball backboards. Michael reports that he has attempted to have the new basketball backboards welded to the posts in place. The welder contacted by Michael has not completed the welding assignment. Twin Harbors property owner David Tanner indicated that he has the required welding equipment and will volunteer his services to weld the basketball backboard to the standing posts. David and Michael will convene on Saturday, March 17th to weld the basketball backboards to the posts.

Michael Farr initiated a discussion of the signs at the clubhouse/swimming pool pavilion area. Michael suggests that the signs be evaluated for clarity and quality and further recommended that signs should be consolidated and reworked. Michael will contact Twin Harbors property owner Hazen Fanjoy, and request the assistance of Hazen in the design and construction of new signs.

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 reported that a committee of Twin Harbors residents have met several times and have created 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 further reported that the first action undertaken has been with the Welcoming Committee. Linda Eckert has obtained copies of menus from all area restaurants and flyers from area businesses. The committee has assembled a welcoming booklet which will be handed to all new Twin Harbors residents.

The Umbrella Committee has acquired tote bags and drink holders with a new Twin Harbors logo to be passed out to new Twin Harbors residents.

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.

DATE	EVENT
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.
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 <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> .

The next board meeting is scheduled for Saturday, April 14, 2018.

Debbi Roberts made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:32am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary