

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 9, 2019

Directors Present:

Paul Laverty, Steve Eckert, Debbie Tanner, Rick Garlock, Joseph Polizzi, Barbara Dickens, and B. Milton (Chip) Choate

Directors Absent:

Liz Segrest

Guests Present:

Sandra Jaynes, Sherry Pierce, Greg Yost, Michael Farr, B. B. Brown, Bonnie Laverty, James Mackey, and Dennis Teer.

Paul Laverty, President, called the meeting to order at 9:00am.

Open Forum:

Greg Yost appeared in Open Forum to request that action be taken regarding the trailer which is illegally parked on Moonlight Circle Drive cul-de-sac. In addition, Greg requested that action be taken regarding the vacant house on Creek Drive that is being used as a feeding location for a colony of feral cats.

John Mackey appeared in Open Form to present a Building Application Permit to the Architectural Committee.

Dennis Teer appeared in Open Forum to request that his financial records be corrected. For several years, his special assessment billing has reflected that he owned two (2) improved lots and one (1) unimproved lot. He actually owns one (1) improved lot and two (2) unimproved lots.

Minutes:

Paul asked the board to review the Minutes for the February 9, 2019 Board Meeting. Debbie Tanner made a motion to approve the minutes for the February 9, 2018 Board Meeting. The motion was seconded and approved.

Treasurer’s Report:

Treasurer Debbie Tanner reported the cash bank balances as of end of February, 2019.

Account	Balance
THPOA - Regular Checking	\$83,053.60
THPOA - Special Assessment Checking	95,966.71
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$179,036.71
Special Administrative Account	5,774.61
Special Pool Account	8,960.00
TOTAL BANK BALANCE	\$193,771.32

The board reviewed the balance sheet for the six (6) months ending February 9, 2019, the income statement for the six (6) months ending February 28, 2019, the income statement for the month of February 2019, and the statement of cash flow statement for the six (6) months ending February 28, 2019.

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

Correspondence:

Chip Choate reported that one letter was received in the month of January 2019. The letter complained about the special assessment that was billed to property owners on February 1, 2019.

Complaints:

Barbara Dickens reported for Liz Segrest. The trailer that has been parked on East Sunset Drive has now been moved. A letter has been sent to the house that has placed a trailer in the cul-de-sac on Moonlight Circle Drive. The trailer in the cul-de-sac on Moonlight Circle Drive is parked in the street and the issue will be resolved by a visit to the house by an Onalaska Police Officer. A letter has been sent to the occupant of a house on Harbor Drive regarding trash in the yard, parking in the culvert, and the need to finish painting the house. No action to resolve this issue and a second letter will be mailed the week of March 11th.

Building Permits:

Three (3) permits were requested and approved in the month of January 2019. The first permit was for a new deck and shade shell. The second permit was for replacing a boat dock and bulkhead and the third permit was for a one (1) car garage and attached work shed.

The uncompleted house on Harbor Circle has now been sold. Steve Eckert has informed the purchaser through the real estate agent that before construction may be re-started, permits must be obtained from the Twin Harbors Property Owners Association and the City of Onalaska.

Field Maintenance Activities:

Chip Choate reported that in February, Barry Pounds was once again limited in his mowing of rights of way because the ground was water logged due to the heavy rains experienced in our area. When the ground has dried out, Barry has a list of work that must be completed including mowing rights of way and the ball field. This is the sixth consecutive month that rain has severely limited mowing.

Pool Report:

Paul Laverty reported that the pool is closed and maintenance and cleaning by Backyard Oasis is now on our winter schedule. Maintenance and cleaning will now be conducted twice a month as opposed to the weekly schedule of the spring and summer months. The pool will re-open on May 1st, and prior to reopening the pool will receive a thorough review by Backyard Oasis.

Other Business:

Paul Laverty reported that fobs continue to be distributed to property owners.

Barbara Dickens reported to the board regarding proposed legislation for the 86th Texas Legislative Session that would insert language into current laws to allow subdivisions within cities to proceed with a Chapter 211 Election, which is a means for property owner associations to amend deed restrictions.

State of Texas Representative James White and State of Texas Senator Robert Nichols have indicated that the present State of Texas laws provide a means by which Twin Harbors can proceed with amending its Deed Restrictions. In 2015, Twin Harbors attempted to conduct a Chapter 211 Election and an attorney stopped the process because the association was informed that the legislation that was passed into law did not contain the proper wording. In order to resolve this problem, we shall first request

information from the offices of White and Nichols and afterwards, if necessary, we shall contact an attorney specializing in POA law for an opinion. The legislation whereby the association may conduct a Chapter 211 Election expires on September 1, 2019.

Chip Choate reported to the board that at the next board meeting, to be held on Saturday, April 13, 2019, Polk County Precinct 2 Commissioner Ronnie Vincent will conduct a review of Twin Harbors road plans and answer question of property owners. The board meeting will start at 9:00am and will be held at the City of Onalaska City Hall in council chambers.

Debbie Tanner is working on a collection payment form. The form will be presented for review and approval at the April board meeting.

Paul Laverty initiated a discussion regarding the systematic annual review and handling of delinquent receivables in accordance with the State of Texas rules and regulations for receivables. Chip Choate made a motion to approve the systematic annual review and handling of delinquent receivables in accordance with the State of Texas rules and regulations for receivables. The motion was seconded and approved.

Debbie Tanner and Barbara Dickens reported to the board that progress is being made on the updating of the Twin Harbors By-Laws and a formal report will not be made until at least May 2019.

Barbara Dickens reported to the board that a coordinator has not been appointed for the Annual Twin Harbors Garage Sale. If anyone would like to volunteer to be coordinator, please contact Barbara.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Friday, March 8, 2019	Last day to file a bill in the 86th Texas Legislative Session

DATE	EVENT
Saturday, March 9, 2019	Twin Harbors March Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Tuesday, March 12, 2019	City of Onalaska March Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, March 12, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Tuesday, March 19, 2019	Onalaska Water and Gas March Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Tuesday, March 26, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Tuesday, April 9, 2019	City of Onalaska April Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, April 9, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, April 13, 2019	Twin Harbors April Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.

DATE	EVENT
Tuesday, April 16, 2019	Onalaska Water and Gas April Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Friday, April 19, 2019	Onalaska City offices closed for Good Friday.
Saturday, April 20, 2019	Annual Lew Vail Memorial Easter Parade and Egg Hunt. Parade begins at 10:00am at the Volunteer Fire Department. Egg Hunt begins at 11:00am at the Assembly of God church.
Tuesday, April 23, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Wednesday, Thursday, and Friday, April 24, 25, and 26, 2019	Onalaska Volunteer Fire Department sales of BBQ plates and sandwiches will be held at the Volunteer Fire Department from 10:30am to 5:30pm.
Saturday, April 27, 2019	Onalaska Volunteer Fire Department Annual BBQ Sales and Auction will be held at the Volunteer Fire Department. BBQ sales begin at 10:30am and the Auction begins at noon.
Saturday, May 4, 2019	Onalaska votes for council members and for a proposal to approve the sales of mixed drinks within the city limits of Onalaska. Voting will take place at the Polk County, Onalaska Sub-Court House from 7:00am to 7:00pm.
Sunday, May 26, 2019	Twin Harbors Memorial Weekend Picnic will be held at the lot adjacent to the boat ramp. Picnic begins at 12:30pm and concludes at 3:30pm.

DATE	EVENT
Monday, May 27, 2019	Onalaska City offices closed for Memorial Day.
Friday, August 9, 2019	Last day to file as a candidate for the Twin Harbors board for the October 2019 election. Contact chip choate 281-685-3920 or mchoate@z-bizfirst.com to register as a candidate.

The next board meeting is scheduled for Saturday, April 13, 2018.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 9:52am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary