

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 13, 2021

Directors Present:

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

Directors Absent:

Sherry Pierce and Tim Campbell

Guests Present:

None

Paul Laverty, President, called the meeting to order at 8:30am.

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 February 24, 2021 Board Meeting, the income statement balance sheet, and statement of cash flow for the six (6) months ending February 28, 2021 and the income statement for the month of February 2021.

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

Account	Balance
THPOA - Regular Checking	\$85,138.73
THPOA - Special Assessment Checking	75,467.26
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$160,622.39

Special Administrative Account	4,585.20
Special Pool Account	16,715.44
TOTAL BANK BALANCE	\$181,923.03

The board reviewed the balance sheet for the six (6) months ending February 28, 2021, the income statement for the six (6) months ending February 28, 2021, the income statement for the month of February 2021, and the statement of cash flow statement for the six (6) months ending February 28, 2021.

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

Chip Choate 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 2020

Complaints:

Sherry Pierce, compliance officer was absent and her report was deferred.

Building Permits:

1st Architect Rufus Hobbs reported a permit request was approved for an addition to a home which includes, storage unit, carport, driveway, and a cargo lift. A fence was approved for a Parkview home. On Lakefront Dr. a garage was approved to be moved.

Field Maintenance Activities:

Chip Choate reported Barry Pounds, THPOA maintenance manager was feeling better after he slipped on ice during the ice storm and injured his back. Road base has been moved to several locations with road damage.

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. The urinal in the men’s bathroom is being replaced as are all of the pipes which bring water

to the bathroom. The shower and sink faucets are also being replaced and the bathroom is being painted. The swimming pool will open on Saturday, May 1, 2021.

Other Business:

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

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.

Next month, a special meeting will be held to discuss Twin Harbors roads. Ronnie Vincent will be invited as a guest speaker`. This special road workshop meeting will be held on Saturday, April 10, 2021 at 9:00am in the City of Onalaska Council Chambers. The regular TH board meeting is being moved to Saturday, April 17, 2021 at 8:30am in the City of Onalaska Council Chambers. There are a number of Twin Harbors road issues that will be presented to Commissioner Vincent for his comments.

Paul Lavery 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.
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

DATE	EVENT
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
Tuesday, April 27, 2021	Last day of Early Voting for OISD Election
Saturday, May 1, 2021	OISD Election Day - Onalaska Council Chambers

DATE	EVENT
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, April 17, 2021.

Debbie Tanner made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at pm.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary