

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
April 9, 2016

**Directors Present:**

Joseph Polizzi, Bill Belcher, Melvin Cassel, Ken Van Hook, Cliff Budd, and B. Milton (Chip) Choate

**Directors Absent:**

Paul Laverty and Steve Eckert

**Guests Present:**

John Koston, Tony Jackson, Barbara Dickens, Sandra Jaynes, Linda Van Hook, Jay Stutts

**Joseph Polizzi, President,** called the meeting to order at 9:03 AM.

Joseph Polizzi asked the board to review the Minutes for the March 12, 2016 board meeting. Ken Van Hook made a motion to approve the minutes for March 12, 2016. The motion was seconded and approved.

**Treasurer's Report:**

In the absence of Treasurer Paul Lavefty, Chip Choate reported the cash bank balances as of end of March, 2016.

Account	Balance
THPOA - Regular Checking	\$70,457.32
THPOA - Special Assessment Checking	88,480.79
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$158,953.51
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
<b>TOTAL BANK BALANCE</b>	<b>\$166,556.69</b>

The board reviewed the balance sheet for the month ending March 31, 2016, the income statement and the statement of cash flow for the seven (7) months ending March 31, 2016.

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

### **Open Forum:**

Jay Stutts, Fire Chief of the Onalaska Volunteer Fire Department appeared in Open Forum to review fire department actions. Chief Stutts requested that all property owners have the leaves of debris removed from their roofs. Areas around homes should be cleared of dead material. In addition, all dead trees should be cut down and hauled to the dump if appropriate.

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 is to be discussed later in the meeting.

### **Correspondence:**

Chip Choate reported no correspondence was received in April 2016.

### **Complaints:**

Steve Eckert is absent and his report will be made in the May 2016 meeting.

### **Building Permits:**

Cliff Budd reported two (2) building permits were requested and approved in the month of April 2016. Both requests were for the construction of bulkheads. Year to date, fifteen (15) building permits have been requested and approved.

### **Field Maintenance Activities:**

The association tractor has logged ninety-four (94) hours as of the end of April 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:**

In the absence of Steve Eckert, Chip Choate initiated a discussion on the issues of Concealed Carry and Open Carry for the Clubhouse/Swimming Pool Area. Chip Choate made a motion to prohibit the carrying of a concealed firearm or an open carry firearm in the clubhouse/swimming pool and to purchase the appropriate signs to be posted on the two entrances. The motion was second and approved.

The discussion of architectural fees was deferred.

Chip Choate made a motion to purchase a load of limestone rocks to be used to fill pot holes on Sunset Drive and the remainder to be stored at the clubhouse to be used as needed. Ken asked why it was necessary to present a motion for a purchase that could be made without board action. Chip replied that the subject had been discussed before and the board was told the limestone rock would be purchased and nothing has been done. If we do not make a formal motion, then the limestone rock will not be purchased. The motion was seconded and approved.

Bill Belcher reported the wooden walkway, which starts on the clubhouse sidewalk and leads to the swimming pool, has been replaced.

Chip Choate made a motion to purchase and install replacement signs for the boat ramp. The signs needed are "No Parking on the Grass" and "Dogs must be on a Leash". The motion was made and seconded.

Tony Jackson initiated a motion for the association to inform property owners of their responsibility to cut down dead trees. The board asked Tony to prepare his suggestion letter and submit to the board.

Joseph Polizzi initiated a discussion to purchase an additional community mail box to be added to the mail boxes currently at the clubhouse. Joseph indicated that he had a quote for \$1,300 to \$1,500 for the additional community mail boxes. Chip Choate responded that it was an unnecessary expense for the association. There are currently postal boxes available at the Onalaska Post Office and property owners can obtain a

postal box at the Onalaska Post Office. Cliff Budd made a motion to approve up to \$1,500 to purchase additional community mail boxes for the property owners in the association. The motion was approved by three to two. Voting yes were Bill Belcher, Ken Van Hook and Cliff Budd. Voting no were Chip Choate and Melvin Cassel.

Joseph Polizzi made the following announcements.

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, May 14, 2016.

Ken Van Hook made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:41 am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary