

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
April 14, 2018

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

**Directors Present:**

Paul Laverty, Steve Eckert, 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, David Tanner, and Sherry Pierce

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

Paul asked the board to review the Minutes for the Saturday, March 10, 2018 board meeting. Debbi Roberts made a motion to approve the minutes for March 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 March, 2018.

Account	Balance
THPOA - Regular Checking	\$82,072.09
THPOA - Special Assessment Checking	65,480.46
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$147,567.95
Road Deposits	1,000.00
Special Administrative Account	4,396.98
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$159,424.93</b>

The board reviewed the balance sheet for the seven (7) months ending March 31, 2018, the income statement for the seven (7) months ending March 31, 2018, the income statement for the month of March 2018, and the statement of cash flow statement for the seven (7) months ending March 31, 2018.

Debbi reports that overall collections are significantly up from the previous year. Past due reminder letters have contributed to the increase in past due collections.

Accounts which have been referred to our collection agency have been placed on hold as we evaluate collection agency activity. Previously we reported that the collection agency had received funds from two property owners and these funds were still owing to the association. These accounts have now been brought current.

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

Steve Eckert 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 one (1) correspondence was received in the month of October. A letter was received from a property owner with two rental units in the mobil home section of Twin Harbors. The property owner requested numerous documents, all of which were already posted on the Twin Harbors website.

#### **Complaints:**

Liz Segrest reported one (1) complaint letter was issued during the month of March 2018. The letter was issued to a Twin Harbors property owner who allows their aggressive dog to run in the neighborhood without a leash. The dog also disturbed neighbors with its barking.

#### **Building Permits:**

Steve Eckert reported three (3) permits were issued in March 2018. On Kyle Street, a new home was permitted. A permit was also issued for a new fence and for a new bulkhead.

### **Field Maintenance Activities:**

Chip Choate reported that in March, Barry Pounds worked on cleaning bushes from Twin Harbors rights of way with limited visibility. A major rain and wind storm hit the Onalaska community on March 19th and 20th which resulted in significant debris washing up on the boat ramp apron. In the debris were large trees and logs as well as a significant amount of small debris, all of which Barry spent days moving to the parking area of the boat ramp. The debris was cleaned up and removed from the boat ramp at a cost of \$1,200.

### **Pool Report:**

Paul Laverty reported that effective May 1st the association pool is on a spring/summer schedule for usage and for maintenance. Backyard Oasis performs routine maintenance on a weekly basis in the spring/summer schedule. The door to the pool pump house has been replaced.

### **Other Business:**

Michael Farr initiated a discussion of the Twin Harbors basketball backboards. Michael reports that he and Twin Harbors property owner David Tanner welded the basketball backboard to the standing posts and the basketball backboard are now in use. The board expressed thank you to Michael and David for their initiative in getting the backboards installed.

Michael Farr initiated a discussion of the signs at the clubhouse/swimming pool pavilion area. Michael reported that Hazen Fanjoy is working on the new signs and he expects the signs to be installed before the next board meeting.

Barbara Dickens initiated a discussion of signs needed for the Memorial Weekend Picnic. It was decided to purchase six (6) 3 X 4 foot doubled sided signs at a cost of \$45.00 each from Victory Signs. Barry will install the signs after their receipt.

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.

Paul Laverty initiated a discussion of which Twin Harbors roads should be considered for maintenance during 2018. It was decided to request Polk County Precinct 2 Commissioner Ronnie Vincent to prepare cost estimates for Sunset Drive, half of Moonlight Drive, Whisperwood Drive from Twin Harbors Drive to the beginning of the mobile home section, and all of Kyle Street cul-de-sac. The cost estimates will be presented for discussion and action at the May board meeting.

Barbara Dickens reported that the next Twin Harbors Neighborhood Watch Committee Meeting will be held on Saturday, July 14, 2018 at 11:00am at the Twin Harbors clubhouse/pavilion. Barbara reported that negative incidents in the subdivision have declined significantly and the area has been quiet.

At the request of Debbi Roberts, the board adjourned to an executive session to discuss an employee issue. After discussion, the board adjourned the executive session and reconvened the regular board meeting.

Debbi Roberts initiated a discussion of amending the compensation of our office manager. Michael Farr made a motion to approve amending the compensation of our office. The motion was seconded and approved.

Paul Lavery made the following announcements.

DATE	EVENT
Tuesday, April 10, 2018	City of Onalaska April Council Meeting will be held in the Council Chambers at Onalaska City Hall, beginning at 7:00pm. Everyone is invited to attend
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.
Monday, April 16, 2018	Onalaska Independent School District April Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Tuesday, April 17, 2018	Last day to file 2017 Federal Income Tax

DATE	EVENT
Saturday, April 21, 2018	Twin Harbors, City of Onalaska and Polk County Precinct 2, Heavy Trash Pickup Day from 8:00am to noon. Trash taken to storage area behind Onalaska Sub-Court House.
Tuesday, April 24, 2018	Polk County April Commissioners Meeting #2 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Wednesday, April 25, 2018 through Friday, April 27, 2018	Onalaska Volunteer Fire Department, Sale of BBQ sandwiches and plate lunches from 10:30am to 5:30pm at the Onalaska Fire Department Building.
Thursday, April 26, 2018	Onalaska Fresh Water Supply District April Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.
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.
Tuesday May 8, 2018	City of Onalaska May Council Meeting will be held in the Council Chambers at Onalaska City Hall, beginning at 7:00pm. Everyone is invited to attend
Tuesday May 8, 2018	Polk County May Commissioners Meeting #1 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Saturday, May 12, 2018	Twin Harbors May Board Meeting will be held in the City of Onalaska Conference Room at 9:00am. Everyone is invited to attend.

DATE	EVENT
Monday, May 21, 2018	Onalaska Independent School District May Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Tuesday, May 22, 2018	Polk County May Commissioners Meeting #2 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Thursday, May 24, 2018	Onalaska Fresh Water Supply District May Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.
Sunday, May 27, 2018	Twin Harbors 3rd Annual Memorial Weekend Picnic will be held in the lot adjacent to the Twin Harbors boat ramp, beginning at 12:30pm. Refreshments include hot dogs, hamburgers, chips, nachos, cookies, lemonade, ice tea, soft drinks, and water. Please plan to attend and visit with your friends and neighbors.
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 5:00PM 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, May 12, 2018.

Debbi Roberts made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:29am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary