

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
April 13, 2019

Directors Present:

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

Directors Absent:

Rick Garlock

Guests Present:

Sherry Pierce, Tracy Smith, Pattie Smith, Pat Casey, Amy Casey, Cheryl Farr, Michael Farr, Jim Radloff, Craig Mackey, Mitch Mitchell, Susan Mitchell, Gary Belcik, Cathy Danne, Julie Belcik, Greg Yost, Angela Polizzi, J R Chance, Sherrie Reese, Nanette Fanjoy, Hazen Fanjoy, Bonnie Laverty, and Ronnie Vincent.

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

Open Forum:

J R Chance appeared in Open Forum to introduce himself. J R is a candidate for the Onalaska City Council with the election being held on Saturday, May 4, 2019. J R provided a short statement of his history in Onalaska. J R is currently the General Manager of the Onalaska Water and Gas Supply Company has served as a member of the Onalaska Volunteer Fire Department for twenty-nine (29) years.

The first order of business was the introduction by Paul Laverty of special guest, Polk County Precinct 2 Commissioner Ronnie Vincent.

Paul Laverty asked Chip Choate to present an overview of Twin Harbors road situation and current status.

Chip opened by presenting to those in attendance the Twin Harbors Road Plan. The plan follows and is made a part of these minutes.

TWIN HARBORS ROAD PLAN PRESENTED APRIL 13, 2019

There are two (2) distinctive categories of roads in the Twin Harbors subdivision. The first classification are roads which may be described as main arteries and carry a large amount of vehicular traffic. The second classification are roads which are used almost exclusive by residents which reside on the roads and as such, these roads are not main arteries and do not carry a large amount of vehicular traffic.

Main artery roads necessitate a different architecture or configuration design than roads which are primarily peripheral and are not classified as main arteries.

Twin Harbors Main Artery Roads

Twin Harbors Drive

Parkview Drive from Twin Harbors Drive to Valleyview Drive

Whisperwood Drive

Uvalde Drive

Creek Drive

Lakefront Drive

Arrowhead Drive from FM 3186 to Valleyview Drive

Valleyview Drive from Arrowhead Drive to Twin Magnolia

Twin Magnolia Drive

Harbor Drive

All other roads in Twin Harbors are Peripheral.

Architecture for Main Artery Roads

1. Strong foundation is built using either portland cement, crushed concrete or road base material
2. One layer of primer, chip and seal
3. One and one-half inches of asphalt

Architecture for Peripheral Roads

1. Strong foundation is built using either portland cement, crushed concrete or road base material
2. Two separate layers of prime, chip and seal
3. An additional layer of prime, chip and seal is applied five (5) to seven (7) years after the peripheral road is worked.

After the road plan was submitted, Commissioner Vincent entertained questions from the audience. Twin Harbors roads were scheduled for maintenance and repair in August of 2018; however, heavy rains necessitated delaying the work until 2019. The winter of 2018-2019 was the second wettest winter since the first recording of Onalaska weather in 1895. Assuming the weather cooperates, it is anticipated that Twin Harbors will receive maintenance and repair in 2019.

Precinct 2 uses two layers of chip and seal as opposed to a layer of chip and seal and a layer of asphalt on the majority of county roads. The cost of asphalt has risen so dramatically that the use of chip and seal has been intensified. Two layers of chip and seal have been used on roads in Bridgeview, Idlewilde, Pine Harbor, Texas Acres and Sportsman's Retreat, to name a few. The roads hold up well but it is important to add a layer of sealant after five (5) to seven (7) years.

Most of Sunset Drive could be completed using portland cement in the foundation; however the remainder of the roads under review will require road base material due to the type of soil in these areas.

Mitch Mitchell felt that all of Sunset Drive, North, East, and South should receive full maintenance and repair. There are many families, that use the roads to go to work and to take their children to school.

Julie Belcik emphasized that her street, Twin Magnolia, was full of pot holes and was barely passable. The street is so bad that most of the neighbors in the area are now traveling down Harbor Drive, despite the extra distance and time, just to get in and out of their respective homes.

Pat Casey expressed his opinion that although Lakefront Drive had been partially reworked and all of Lakefront Drive is now in the County Synch, this road should receive attention before new maintenance and repair is conducted on other Twin Harbors roads.

It was decided that we would request Commissioner to prepare a final cost estimate and a vote will be taken at the May board meeting to finalize the selection of which Twin Harbors roads will receive maintenance and repair in 2019.

Chip Choate made a motion to approve the Twin Harbors Road Plan. The plan was seconded and approved. A copy of the Twin Harbors Road Plan will be attached to these minutes and are considered as a part of the minutes.

Minutes:

Paul asked the board to review the Minutes for the March 9, 2019 Board Meeting. Debbie Tanner made a motion to approve the minutes for the March 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 March, 2019.

| Account | Balance |
|-------------------------------------|---------------------|
| THPOA - Regular Checking | \$83,996.34 |
| THPOA - Special Assessment Checking | 108,669.78 |
| THPOA - Petty Cash | 16.40 |
| Total Available THPOA Cash Balance | \$192,682.52 |
| Special Administrative Account | 3,149.81 |
| Special Pool Account | 9,460.00 |
| TOTAL BANK BALANCE | \$205,262.13 |

The board reviewed the balance sheet for the seven (7) months ending March 9, 2019, the income statement for the seven (7) months ending March 9, 2019, the income statement for the month of March 2019, and the statement of cash flow statement for the seven (7) months ending March 9, 2019.

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

Correspondence:

Chip Choate reported no correspondence was received in the month of March 2019.

Complaints:

Liz Segrest reported that one complaint was received concerning a barking dog. The issue was resolved. Previously a letter had been sent to the occupant of a rental house at 279 Harbor Drive regarding trash in the yard, parking in the yard, and the need to finish painting the house. No action has been made to resolve this issue and it will be necessary to investigate to determine exactly who owns the house as there appears to be some confusion.

Building Permits:

One (1) permit was requested and approved in the month of March 2019. The permit was for a privacy fence.

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 March, 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 seventh consecutive month that rain has severely limited mowing. Barry has moved road base material from our storage pile to several roads. This has improved travel on the roads; however, additional road base material is needed.

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 Lavery 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.

Chip explained that the Chapter 211 Election was not available for Twin Harbors at this time because the law, as written in 2015 did not provide a complete description of the area. The association encountered this issue in 2015 when we attempted to hold a Chapter 211 election. In 2017 we attempted to get our legislators to amend the law but were unsuccessful. We tried again in 2019 but once again the amendment was not initiated by our legislators.

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

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 or June 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.

Chip Choate initiated a discussion regarding the adoption of the amended THPOA Rules and Regulations for the Twin Harbors Recreational Areas. Barbara Dickens made a motion to approve the Rules and Regulations for the Twin Harbors Recreational Areas. The motion was seconded and approved. The approved document will be added to the associations website.

Barbara Dickens initiated a discussion regarding the adoption of a form for renters information to be supplied to the THPOA by the renters landlord. The form was amended by the addition of a copy of the drivers license or government issued photo identification card. Joseph Polizzi made a motion to approved the adoption of a renters information form. The motion was seconded and approved.

Barbara Dickens initiated a discussion regarding the involvement of the THPOA in the Lew Vail Memorial Easter Parade and Egg Hunt on Saturday, April 20, 2019. Barbara indicated the association will participate in the parade. All interested parties will congregate at the boat ramp at 8:45am on April 20th. The Onalaska Police Department will escort the members of the parade to the Onalaska Volunteer Fire Department beginning at 9:00am. Lineup will begin at 9:30am and the parade will start at 10:00am. Bring lots of candy to be thrown to the kids lining the parade route.

Barbara Dickens reported no incidents in the month of March which necessitated the involvement of the Neighborhood Watch Committee.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

| DATE | EVENT |
|---|---|
| Monday, May 20, 2019 | May Board of Trustees Meeting for the Onalaska Independent School District - 6:00pm - Board conference room at the Administration Office |
| | |
| Saturday, May 18, 2019 | Twin Harbors May board meeting - 9:00am - City of Onalaska Council Chambers. Everyone is invited to attend. |
| | |
| 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. |
| | |
| Monday, May 27, 2019 | Onalaska City offices closed for Memorial Day. |
| | |
| Friday, May 31, 2019 and Saturday, June 1, 2019 | 51st Annual Alabama-Coushatta Indian Tribe Pow-Pow - Alabama-Coushatta Reservation - 16 miles east of Livingston on HWY 190 |
| | |

| DATE | EVENT |
|------------------------|--|
| Saturday, June 8, 2019 | Piney Woods Lions Festival sponsored by the Greater Onalaska Lions Club, Onalaska City Park, Garland Pavilion from 10:00am to 6:00pm. At least seven (7) bands will perform and local artist will display their products. Entrance to this event is free. Food and drink will be available for purchase. |
| | |
| Tuesday, June 8, 2019 | May board meeting for the THPOA - 9:00am - Twin Harbors Clubhouse and Pavilion. Everyone is invited to attend. |
| | |
| Tuesday, June 11, 2019 | June Council Meeting for the City of Onalaska - 7:00pm - Council Chambers Onalaska City Hall - Everyone is invited to attend |
| | |
| Friday, June 14, 2019 | Flag Day - Please fly your American Flag at Full Staff |
| | |
| Monday, June 17, 2019 | June Board of Trustees Meeting for the Onalaska Independent School District - 6:00pm - Board conference room at the Administration Office |
| | |
| 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, May 11, 2018.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:38am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary