

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
April 17, 2021

Directors Present:

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

Directors Absent:

Tim Campbell and Jimmie McCorkle

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

Guests Present:

Ronnie Vincent, Sonny Hubbard, Pat Casey and Nita Uptegraph

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 March 13, 2021 Board Meeting, the income statement balance sheet, and statement of cash flow for the seven (7) months ending March 31, 2021 and the income statement for the month of March 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	\$82,983.46
THPOA - Special Assessment Checking	81,102.14
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$164,102.00

Special Administrative Account	4,575.20
Special Pool Account	17,715.44
TOTAL BANK BALANCE	\$186,392.64

The board reviewed the balance sheet for the seven (7) months ending March 31, 2021, the income statement for the seven (7) months ending March 31, 2021, the income statement for the month of March 2021, and the statement of cash flow statement for the seven (7) months ending March 31, 2021.

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

Within the past thirty (30) days, one hundred, forty-two (142) past due notices have been mailed to property owners. All of the old documents have been successfully moved to storage in the metal building.

Chip Choate made a motion to approve the three (3) consent items, the motion was seconded and approved.

Guest Sonny Hubbard representing Piney Woods Sanitation was introduced by Paul Laverty. Mr. Hubbard was invited to attend the board meeting to discuss a centralized area in Twin harbors to place dumpsters to allow property owners to place their trash in the dumpsters.

Ninety (90) of the one hundred and ninety-five homes (195) in Twin Harbors currently are signed up to have their trash, forty (40) tons collected by Piney Woods on a weekly basis. If Twin Harbors chooses a centralized collection area the numbers of homes would increase to all in Twin Harbors and will require collection of at least one hundred eighty (180) tons of trash per week. A centralized collection area would require a space of approximately one (1) acre to accommodate all of the dumpsters, approximately ten (10), required to collect the trash and allow for once a week collection. The collection area would need a hard surface to accommodate and support the Piney Woods trucks. In addition, the area would need to be fenced and locked.

If a compactor were to be installed at Twin Harbors, a smaller collection area would accommodate trash collection. The compactor is considered a dangerous unit to be placed in a subdivision because the compactor would not be under supervision and accidents have been known to occur.

In closing Mr. Hubbard stated that it is his personal opinion and the opinion of Piney Woods to retain the present system of trash collection.

The board thanked Mr. Hubbard for his information and advised that no decision would be made today.

Paul Laverty initiated a discussion about Twin Harbors roads. Bids have been received from Commissioner Vincent for projects under review. Barbara Dickens made a motion to approve the bid of \$35,102.00 for the remainder Sunset and a bid of \$32,176 for the two ends of Moonlight Circle. Barbara Dickens made a motion to approve the two bids received from Commissioner Vincent. 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 delivered the following report. Letters have been mailed to a house on Parkview with trash in the front yard a house on Whisperwood, in the mobil home section needs skirting. Vehicles parked at the end of Kyle St have been removed.

Building Permits:

1st Architect Rufus Hobbs reported a permit request was approved for a a new fence on Harbor Drive. On Lakefront Drive a garage that was built on an neighbors property has been removed.

Field Maintenance Activities:

Chip Choate reported Barry Pounds, has been active fill road pot holes with road mix and rocks. This will help motorist navigate rough places in the roads. Mowing will start soon.

Pool Report:

Pool plumbing repairs have been completed. Oasis is now on their summer schedule which includes weekly pool maintenance and cleaning. The pool opened Saturday, May 1, 2021.

Other Business:

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

Paul Laverty initiated a discussion regarding new boat ramp keys and a new lock for the boat ramp. Barbara Dickens made a motion for the association to contact a locksmith and have a new lock installed at the boat ramp and to purchase new keys to be distributed to property owners. The new keys will be required starting June 1, 2021. The motion was seconded and approved.

Rufus Hobbs initiated a discussion regarding an increased fee for construction of new homes. Barbara Dickens made a motion to require a permit fee of \$500.00 for new home construction and a permit fee of \$300.00 for other construction projects using heavy equipment. The motion was seconded and approved.

Barbara Dickens initiated a discussion regarding establishing fund raising events whose proceeds will benefit the road fund. Among the events proposed are a Saturday movie night at the clubhouse, a silent auction at the Twin Harbors Memorial Weekend Picnic and using proceeds from the garage sale to benefit the road fund. Sherry made a motion to approve the funding issue. The motion was seconded and approved.

Debbie Tanner initiated a discussion regarding the installation of a postage meter in the Twin Harbors office at a cost of \$24.95 per month plus the cost of postage. Rufus Hobbs made a motion to approve the installation of a postage meter. The motion was seconded and approved.

Paul Laverty 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
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
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 board adjourned to an executive session at 10:23.

The board returned to the regular meeting at 10:29.

The next board meeting is scheduled for Saturday, April 17, 2021.

Sherry Pierce made a motion to adjourn. The motion was seconded and approved.
The meeting was adjourned at 10:30am

Respectfully submitted,

B. Milton (Chip) Choate
Secretary