

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
May 13, 2017

Directors Present:

Paul Laverty, Steve Eckert, Debbi Roberts, Michael Farr, Joseph Polizzi, Don Wolf, Rick Garlock, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Hazen Fanjoy, Sandra Jaynes, Bonnie Laverty, Kyle Kelly, Barbara Dickens, Don LeRoux, Judge Sarah Arnett, and Polk County Precinct 2 Commissioner, Ronnie Vincent.

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

Paul asked the board to review the Minutes for the March 11, 2017 board meeting. Steve Eckert made a motion to approve the minutes for February 11, 2017. The board did not meet in April because of a lack of a quorum.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of April, 2017.

Account	Balance
THPOA - Regular Checking	\$76,551.11
THPOA - Special Assessment Checking	28,500.94
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$105,067.45
Road Deposits	1,000.00
Donations for Pool Fund	2,597.38
Donations for Tractor Storage Building	2,700.00
Special Pool Account	6,465.00
TOTAL BANK BALANCE	\$117,829.83

The board reviewed the balance sheet for the eight (8) months ending April 30, 2017, the income statement, and the statement of cash flow for the eight (8) months ending April 30, 2017.

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

Open Forum:

Sarah Arnett, Justice of the Peace for Polk County, Precinct 2, appeared in Open Forum to discuss her recent appointment to Justice of the Peace to replace Judge Thompson who resigned, effective January 1, 2017. Mrs. Arnett indicated she is a native of Polk County and graduated from Livingston High School. Mrs. Arnett is married to James Arnett, a City of Onalaska Councilman, and has a daughter in elementary school. Prior to her appointment as Justice of the Peace, Mrs. Arnett served as Court Clerk to Justice of the Peace Thompson for eight (8) years.

Ronnie Vincent, County Commissioner for Polk County, Precinct 2, appeared in Open Forum to meet those in attendance and to answer questions put forth by Twin Harbors property owners. Mr. Vincent indicated work has recently been done on the drainage culvert under Harbor Drive, which empties onto the boat ramp lot. Additional work is planned, including the installation of an additional drainage culvert from the existing culvert to empty rain water into the lake.

In addition, a culvert on Lakefront Drive is to be replaced and the area around the culvert will be stabilized. Several rough areas on Lakefront Drive will be worked. A hole, which has developed at the corner of Twin Harbors Drive and Whisperwood Drive, will be patched.

Along county roads, rights of way are to be maintained by property owners. A person walking on a county road has the right to step on the road right of way. Pipeline right of way is owned by the adjacent property owner. Access to the pipeline right of way may be denied by the posting of appropriate signage.

Joseph Polizzi appeared in Open Forum to inform those in attendance of a scam which is being distributed on the internet. An unsolicited pop-up appears on computers saying that the owner of computer must immediately call a certain number. When the number is called, the computer is automatically locked and a ransom demand is made to unlock the computer. Tim at A Personal Computer reports that he personally is aware of many local residents who have paid thousands of dollars to have their computer unlocked.

Joseph Polizzi also reported that a Memorial Service for Lyle Koston will be held at the home of Tony and Judy Jackson. The time and date of the Memorial Service will be announced and area residents will be notified.

Sandra Jaynes appeared in Open Forum to request the rules sign, previously approved by the board, be installed at the boat ramp. Chip indicated that he would order the sign and have Barry install the sign.

Chip Choate appeared in Open Forum to inform everyone that the Volunteer Fire Department BBQ and Auction was a great success. Gross revenue exceeded \$118,000 and net profit was almost \$69,000. The Twin Harbors subdivision was well represented.

Correspondence:

Chip Choate reported no correspondence received in the month of April 2017.

Complaints:

Steve Eckert reported that two (2) complaint letters were sent in the month of April 2017. One (1) complaint letter referenced an accumulation of trash in a yard at a home on Sunset, and one (1) letter referred to a trailer parked in the street on East Sunset Drive.

Building Permits:

Michael Farr reported that two (2) permit requests have been received in the month of April 2017. One (1) permit was for the construction of a new home on Lakefront Drive. One (1) permit was for the construction of a boat house on Twin Magnolia, adjacent to The Point. The permit for the new home was approved and the permit for a new boat house was deferred pending the receipt of an approved permit from the Trinity River Authority.

Field Maintenance Activities:

Michael Farr reported the association tractor was utilized in the month of April 2017 for cutting a portion of subdivision right of way.

Pool Report:

Paul Laverty and Steve Eckert reported that two (2) pool leaks have been located and repaired. One (1) leak was in a section of water company pipe that was not known to exist. One (1) leak was discovered near the kids pool area. It was necessary to break concrete to locate and repair the leak. It was necessary to delay the pool opening a

week to allow pool repairs to set and for Backyard Oasis to perform routine maintenance and to clean the pool.

Other Business:

Michael Farr reported on the tractor storage building project. A bid has been received from C & H Carports, Inc. The proposed building is twenty (20) feet wide, fifty-one (51) feet in length, and the sides are eleven (11) feet high constructed of twelve (12) gauge steel. One (1) overhead door and two (2) 36X80 doors are included. Turnkey price is \$8,886.94. Rick Garlock made a motion to approve the bid received from C & H Carports, Inc. The motion was seconded and approved.

Chip Choate reported the keyless lock system has been purchased. The system will utilize a fob for entrance. A new entrance gate will be required and has been ordered from Billy Hendrix. The frame has been installed.

Michael Farr reported that reflectors have been installed fence posts at the main boat ramp.

Barbara Dickens and Don LeRoux reported on the Twin Harbors Memorial Weekend Picnic. The picnic will be held on Sunday, May 28th, from Noon to 3:00pm. Barbara Dickens requested volunteers from board members and others in attendance to be responsible for specific picnic items. Michael Farr, Steve Eckert, and Paul Laverty volunteered to cook the hamburger patties and hot dogs. Bonnie Laverty volunteered to pick up supplies at Sam's. Others volunteered to purchase other needed supplies. Chip Choate indicated Fire Chief Jay Stutts has agreed to lend fire department picnic tables and chairs to Twin Harbors for the picnic. Board members and property owners volunteered to pick up the tables and chairs on Friday, May 26th, and to return the tables and chairs on Tuesday, May 30th. Chip also reported that porta-cans and two (2) trash cans will be delivered by Piney Woods Sanitation for use at the picnic.

Chip Choate reported on the Twin Harbors Heavy Trash Day Pickup program, which was held on Saturday, April 22, 2017. Board members and other volunteers drive in the neighborhood picking up heavy trash put out by property owners. Michael Farr and Rick Garlock drove their trucks and trailers through the subdivision. Trash was picked up from 8:30am to 11:00am.

Paul Laverty initiated a discussion concerning the association storage lot. After a short discussion, the issue was deferred to the May board meeting. Paul requested the May meeting discuss cleaning the storage lot in addition to remarking the storage positions.

Paul Lavery made the following announcements.

DATE	EVENT
Sunday, May 28, 2017	Twin Harbors Memorial Day Weekend Picnic. Picnic will be held from Noon to 3:00pm.
Saturday, June 10, 2017	Twin Harbors June Board Meeting. Meeting will be held at 9:00am at the clubhouse. Everyone is invited to attend.
Tuesday, June 13, 2017	City of Onalaska June Council Meeting. Meeting will be held at 7:00pm in the council chambers. Everyone is invited to attend.
Friday, August 11, 2017	Last day to register as a candidate for the October 2017 election for the Twin Harbors board. Contact Chip Choate 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, June 10, 2017.

Don Wolf made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:59am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary