

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
May 8, 2021

Directors Present:

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

Directors Absent:

None

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

Guests Present:

None

Open Forum:

A property owner appeared in open forum to discuss the topic of short term rentals of residential property.

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 April 17, 2021 Board Meeting, the income statement balance sheet, and statement of cash flow for the eight (8) months ending April 30, 2021 and the income statement for the month of April 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	\$85,985.64
THPOA - Special Assessment Checking	90,821.02
THPOA - Petty Cash	16.40

Total Available THPOA Cash Balance	\$176,823.06
Special Administrative Account	4,575.20
Special Pool Account	17,730.44
TOTAL BANK BALANCE	\$199,128.70

The board reviewed the balance sheet for the eight (8) months ending April 30, 2021, the income statement for the eight (8) months ending April 30, 2021, the income statement for the month of April 2021, and the statement of cash flow statement for the eight (8) months ending April 30, 2021.

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

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.

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 at 432 Parkview with trash in the front yard. A trailer has been parked in the street on Moonlight Circle.

Building Permits:

1st Architect Rufus Hobbs reported a permit request was approved for a patio.

Field Maintenance Activities:

Chip Choate reported Barry Pounds, has been active filling road pot holes with road mix and rocks. This will help motorists navigate rough places in the roads. Mowing is limited due to all of the rain recently received.

Pool Report:

Backyard Oasis is now on their summer schedule which means that our pool receives weekly maintenance and cleaning. Since opening on Saturday, May 1, 2021 the pool has been actively used by property owners. Cost of supplies is increasing significantly due to manufacture facilities being shut down.

Other Business:

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

Paul Lavery initiated a discussion regarding replacing the roof on the clubhouse and pavilion. A motion was made by Chip Choate to approve a metal roof costing up to \$7,500. The motion was seconded and approved.

Chip Choate initiated a discussion regarding selling the boat ramp lot on Harbor Drive. This lot is Section 5, Block 2, Lot 10 and is owned by the THPOA. Barbara Dickens made a motion to approve the sale of the lot. The motion was seconded and approved. The sale of the lot must now be submitted to the Twin Harbors Annual Meeting in the form of a ballot initiative. Before submitting to the annual meeting, a listing price will be determined.

Barbara Dickens reported the new boat ramp keys and new lock have been ordered. The new keys will be required beginning June 1, 2021. Property owners with existing boat ramp keys may exchange their old key for a new key. Keys to cost new property owners \$50.00.

Debbie Tanner initiated a discussion regarding the establishment of a fee for using the Twin Harbors pool by property owners and by non-property owners. No one made a motion to approve the fee and the proposal did not proceed.

Debbie Tanner initiated a discussion regarding signing a contract with Piney Woods Sanitation to place a trash dumpster in Twin Harbors. Chip Choate made a motion to pass on the proposal. The motion was seconded and approved.

Debbie Tanner initiated a discussion regarding the construction of a cover for the mail boxes and an enclosed events bulletin board. Paul Laverty made a motion to take no action on the proposal. The motion was seconded and approved.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, May 8, 2021	Twin Harbors May Board Meeting, to be held at the TH Clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, May 11, 2021	City of Onalaska Council May Meeting, to be held in the Council Chambers at 5:00pm. Everyone is invited to attend.
Sunday, May 30, 2021	THPOA Annual Memorial Weekend Picnic, to be held on the lot adjacent to the boat ramp from 12:30pm to 3:00pm. Please mark your calendar and plan to attend.
Tuesday, June 8, 2021	City of Onalaska Council June Meeting, to be held in the Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, June 12, 2021	City of Onalaska Council June Meeting, to be held in the Council Chambers at 5:00pm. Everyone is invited to attend.
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 next board meeting is scheduled for Saturday, May 8, 2021.

Sherry Pierce made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:41am

Respectfully submitted,

B. Milton (Chip) Choate
Secretary