

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.,  
REGULAR MEETING Minutes (Draft)  
AT 8:30 A. M., ON SATURDAY, MAY 14, 2022  
TWIN HARBORS CLUBHOUSE/TRACTOR BARN, 274 VALLEYVIEW DRIVE,  
ONALASKA, POLK COUNTY, TEXAS, 77360**

**AGENDA**

1. Barbara Dickens called the meeting to order at 0803 am.
  - a) Members in attendance: Barbara Dickens, Tim Campbell, Joseph Polizzi, Steven Eckert, Don LeRoux, Bob Price, and Jimmie "Corky" McCorkle.
  - b) Residents in attendance: Sandra Jaynes, Jon and Doris Nelson, William (BB) & Kay Brown, Cheryl Farr, Loretta Gray, Larry & Teresa (Teri) Parks, David & Debbie Tanner, Don & Marsha LeRoux, Lana Shadwick, Julie Belcik, Joe Pillozzi, Tim Campbell, John Danna, Jim Robertson, Larry Parks, Steve Eckert, Bonnie Laverty, Pam Harvey, David and Deborah Tanner, Pam and Robert Harvey, Chris Perry, Curtis Dickens, Sherry Pierce, and Debbi Roberts.
  
2. Meeting Guidelines – Steve Eckert
  
3. Guest  
Brody Smith, Attorney, will be attending the meeting.
  
4. Old Business – None to review
  
5. Public Forum  
Presentations by Twin Harbors property owners or a representative of a property owner. Public Forum allows property owners or their representatives to comment on agenda items and shall be limited to a maximum of three (3) minutes to make his/her remarks. Maximum discussion on any agenda item, regardless of the number of property owners wishing to address the Board on such agenda item (or items), shall be limited to thirty (30) minutes. This board will not discuss, deliberate, or take action on any item or topic not listed in the agenda. Board reserves the right to move comments requesting action or deliberation to a future meeting to be placed on the agenda under Old Business with the boards reply or if needed added as a separate agenda item for discussion and action.
  
6. Discuss and take action on the two (2) consent agenda items which are listed below. – Barbara Dickens
  - a) Minutes for the April 9<sup>th</sup> and April 25<sup>th</sup> THPOA Board Meeting - Tim Campbell, tabled. Tim 1<sup>st</sup>, 2<sup>nd</sup> Bob, all approved.

- b) Financial Statements: Income statement, balance sheet and statement of cash flow for the one (1) month ending April 2022 – John Danna. Tabled until June, Steve 1, Don 2<sup>nd</sup>, all approved.
7. Discuss and take action on removing Bob Price from the board. – Barbara Dickens. Item moved to closed session from 0930-10:33.
- a) Hear from Property Owners
  - b) Receive supporting documentation from Property Owners
8. Discuss and take action on President's current topics. – Barbara Dickens
- a) Website updates or changes.
  - b) Boat Ramp keys and Clubhouse key fob updates or changes. Keys changed in September. Motion to limit access to gate and office
9. Correspondence Review. Discussion and take action specific to correspondence received in the month of April 2022 – Tim Campbell
- a) Requests received through the [Info@twinharborlakelivingston.com](mailto:Info@twinharborlakelivingston.com) email
    - a. Real Estate agent emailed requesting information about restrictions on parking RVs on individual lots. (John Danna responded)
    - b. Charla Elaine Rogers Thompson emailed requesting information on our annual fees. (John Danna responded).
10. Report to the board detailing actions taken to manage complaints and the review of outstanding complaints for the month of April 2022 – Don LeRoux
- Filing and storage of records
  - Twin Harbors property owners' responses to formal complaint notifications
  - Status/Updates on notices sent out to property owners' who were sent notifications prior to April 9, 2022
- Motion to buy filing cabinet if none exists, \$300 limit. Bob 1, John D 2, all in favor. '
11. Report to the board detailing actions taken to manage Deed Restrictions and the review of outstanding Deed Restrictions for the month of April 2022 – Bob Price
- Filing and storage of records
  - Twin Harbors property owners' responses to formal Deed Restriction notifications
    - Status/Updates on notices sent out to property owners' who were sent notifications prior to April 9, 2022
  - Discuss and take action on the Policy & Procedures for Complaints and Deed Restrictions.
- DR-P-031722A 2<sup>nd</sup> notice motion, Don 1, John D 2<sup>nd</sup>, all approved.  
B-032022A, 2<sup>nd</sup> notice, Don 1, John D, 2<sup>nd</sup>, all approved.

12. Discuss and take action on THPOA Committees, Committee Chairs to provide an update on their committee; solicit for chairs needed still; solicit for members still needed. – Corky McCorkle
- Deed Restrictions Committee – Chair Jon Nelson
  - Facilities Committee – Chair Teresa Lehr – additional fees and materials need for the pool, skimmers \$3,200 & \$6,500 safety drains
  - Garage Sale Committee – Chair Elizabeth Harris – moving soon, needs replacement.
  - IT Committee – Chair Bob Price – meeting with Paul Laverty to begin change over process.
  - Social Committee – Chair Debbie Tanner – Memorial Day picnic canceled, cake and ice cream instead on 23 May.
  - Welcome Committee – Chair Sandra Jaynes. 3 welcome baskets delivered, 2 pending.
13. Report, discuss and take action on maintenance log and repairs for the Tractor for the month ending April 2022 Joseph Polizzi
14. Report, discuss and take action on the Roads Project and road repairs for the month ending April 2022 Joseph Polizzi. Need more information from Commissioner Vincent, recommend forming a grant writing committee to assist with writing grants to support Commissioner and THPOA. Bob 1, John D 2<sup>nd</sup>, all approved. Bob is contact for Commissioner Vincent.
15. Report, discuss and take action on items from the ARA Committee – BB Brown
- a) Update on letter ARA wants to send to Property Owners.
  - b) Building permits received and building permits approved during the month ending December. New permits: 2 bulkhead, 1 non home, and 4 completed projects.
  - c) Additional items to discuss or report on.
16. Report, discuss and take action on maintenance log and repairs for the Swimming pool for the month ending April 2022 Barbara Dickens and Steve Eckert
17. Report, discuss and take action on maintenance log and repairs for the Clubhouse area for the month ending April 2022 Steve Eckert
18. Report, discuss and take action on items pertaining to the Twin Harbors POA Office and Administrative items as follows: – John Danna
- a) Financial changes or other items needed for the current year budget.
19. Review, discuss and take action on the following items – Barbara Dickens
- Dedicatory documents needing changes / updates and then recording- in progress.

- Management Certificate – revised sent for recording, should receive from attorney by May 13<sup>th</sup> Sending via email.
- Bylaws – revisions from Brody should be received by May 11<sup>th</sup>. With Jon Nelson for consultation.

20. Provide update on documents taken to the County for recording – Steve Eckert

21. Adjourn 12:22

## Twin Harbors and City of Onalaska Calendar of Events

DATE	EVENT
May 29, 2022	TBD Event Pending
May 30, 2022	MEMORIAL DAY
<b>June 11, 2022</b>	<b>THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn</b>
June 14, 2022	City of Onalaska City Council Meeting 5:00 pm
<b>July 9, 2022</b>	<b>THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn</b>
July 12, 2022	City of Onalaska City Council Meeting 5:00 pm
August 5, 2022	THPOA Board and ARA Nominations due, email them to <a href="mailto:TimCTHPOA.com@yahoo.com">TimCTHPOA.com@yahoo.com</a>
<b>August 13, 2022</b>	<b>THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn</b>
August 9, 2022	City of Onalaska City Council Meeting 5:00 pm
September 1, 2022	THPOA Ballots mailed out
<b>September 10, 2022</b>	<b>THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn</b>
September 13, 2022	City of Onalaska City Council Meeting 5:00 pm
October 3, 2022	Ballots due for THPOA Board and ARA
<b>October 8, 2022</b>	<b>THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn</b>
October 11, 2022	City of Onalaska City Council Meeting 5:00 pm
<b>October 15, 2022</b>	<b>THPOA Annual Board Meeting, Meet &amp; Greet 9 am, Meeting 10 am, Garland Pavilion</b>

Email [info@twinharborslakelivingston.com](mailto:info@twinharborslakelivingston.com) to add, edit, remove any items listed above.