

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
June 11, 2016

**Directors Present:**

Joseph Polizzi, Paul Laverty, Bill Belcher, Melvin Cassel, Ken Van Hook, Cliff Budd, and B. Milton (Chip) Choate

**Directors Absent:**

Steve Eckert

**Guests Present:**

Kyle Kelly, Barbara Dickens, and Ron Eddleman

**Ken Van Hook, Vice-President**, called the meeting to order at 9:00 AM. Joseph Polizzi, President assumed control of the meeting at 9:12.

Ken Van Hook asked the board to review the Minutes for the May 14, 2016 board meeting. Paul Laverty made a motion to approve the minutes for May 14, 2016. The motion was seconded and approved.

**Treasurer's Report:**

Treasurer Paul Lavefty, reported the cash bank balances as of end of May, 2016.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$72,214.68
THPOA - Special Assessment Checking	100,403.78
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$172,633.86
Road Deposits	1,000.00
Donations for Pool Fund	1,953.18
Donations for Tractor Storage Building	2,700.00
<b>TOTAL BANK BALANCE</b>	<b>\$178,287.04</b>

The board reviewed the balance sheet for the month ending May 31, 2016, the income statement and the statement of cash flow for the nine (9) months ending May 31, 2016.

Paul reported the process of submitting names to our collection agency has begun. The first stage will be the submission of approximately 30 property owners who are past due twelve (12) or more months.

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

### **Open Forum:**

Ron Eddleman appeared in open form to discuss the wooden drain between his yard and that of his neighbor. The drain was installed by the subdivision developers when the subdivision was laid out in 1978. The drain is now in need of replacement and Ron requested the board approve funds to repair/replace the drain. The board indicated that association funds could not be used in such a manner. Ron also brought to the attention of the board the drainage ditch, across the street from his home, is now filled in and is not carrying rainwater to the culverts down the street, rather the rainwater is now flowing over the road into his yard. We will seek the assistance of Precinct 2 to clear out the ditches.

Paul Laverty appeared in open forum indicating that within the past month, his wife was bitten by a loose dog. Paul and Bonnie are now circulating a petition, which will be submitted to the City of Onalaska, requesting the city to hire an animal control officer and to immediately begin the enforcement of the current city ordinance on dogs. Paul urged all in attendance to sign the petition.

### **Correspondence:**

Chip Choate reported no correspondence was received in May 2016.

### **Complaints:**

Steve Eckert was absent and the report on complaints was deferred until July.

### **Building Permits:**

Cliff Budd reported one (1) building permit was requested and approved in the month of June 2016. The permit approved was for the construction of a new external stairway. Year to date, eighteen (18) building permits have been requested and approved.

### **Field Maintenance Activities:**

The association tractor has logged one hundred and twenty-three (123) hours as of the end of June 2016. Routine maintenance is set for 150 hours. This maintenance will be handled internally.

The board acknowledges that grass in certain parts of the right of way are high; however the board has requested deferral of mowing because of the extreme wet conditions of the area.

The board requested Cliff Budd to inform Barry Pounds that burning in the boat ramp area should stop because of the large amount of debris. Cliff is to seek bids from three (3) contractors to haul away all of the debris at the boat ramp.

Paul Laverty is to purchase three (3) new locks, two for the back gate and one for the gate on the swimming pool.

Cliff Budd will ask Barry Pounds to fix the ventilation in both bathrooms.

### **Pool Report:**

Bill Belcher reported that the pool has been open for a little over a month. No security issues have been noted. Bill indicated that either he or Melvin Cassel closes and locks the pool at night and Barry opens the pool each morning.

### **Other Business:**

Chip Choate initiated a discussion on Twin Harbors swimming pool. Paul Laverty is to obtain cost estimates on resurfacing the pool or the replacement of the pool. No action was taken.

Chip Choate initiated a discussion on the prospect of securing the recreational green area at the main boat ramp due to damage to the green area. Several suggestions were received and the board settled on installing metal poles between the parking lot and the green area. Ken Van Hook agreed to furnish the metal poles and Bill Belcher will provide access to an auger to punch the holes for placing the metal poles. Chip is to design a sign for the boat ramp and submit the sign to the board for approval at the July meeting.

Kyle Kelly and Barbara Dickens reported the Twin Harbors Memorial Weekend picnic was a success. Over one hundred and thirty property owners and guests attended the picnic. Ken Van Hook cooked the hamburger patties and hot dog franks. It was decided to make the Memorial Weekend picnic an annual affair.

Paul Lavery initiated a discussion of the Twin Harbors Special Assessment Fee. Cliff Budd made a motion to maintain the same special assessment fee for 2017 as was charged for 2016. The special assessment fee is \$75.00 per improved lot per annum and \$55.00 per unimproved lot per annum. The motion was seconded and approved.

Joseph Polizzi made the following announcements.

DATE	EVENT
Monday, July 4, 2016	41st Annual Fourth of July Fireworks Show, 8:45pm at Pontoon's Marina.
Friday, August 12, 2016	Last day to register to become a candidate for the Twin Harbors board for the October 2016 election. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920. Nominations must be received by 5:00pm.
Saturday, October 15, 2016	Twin Harbors Annual Meeting at Clubhouse. Refreshments at 9:00am and the meeting begins at 10:00am.

The next board meeting is scheduled for Saturday, July 9, 2016.

Paul Lavery made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:21am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary