

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
June 10, 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:**

Janice Camp, Donnie Camp, Sherry Pierce, Rufus Hobbs, James Mitchell, Susan Mitchell, Pattie Smith, Tracy Smith, Corky McCorkle, Patty McCorkle, Hazen Fanjoy, and Barbara Dickens.

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

Paul asked the board to review the Minutes for the May 13, 2017 board meeting. Joseph Polizzi made a motion to approve the minutes for May 13, 2017.

**Treasurer's Report:**

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

Account	Balance
THPOA - Regular Checking	\$70,036.54
THPOA - Special Assessment Checking	29,055.94
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$99,107.88
Road Deposits	1,000.00
Donations for Pool Fund	2,297.38
Donations for Tractor Storage Building	1,500.00
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$110,365.26</b>

The board reviewed the balance sheet for the nine (9) months ending May 31, 2017, the income statement for the nine (9) months ending May 31, 2017, the income statement for the month of May 2017, and the statement of cash flow statement for the nine (9) months ending May 31, 2017.

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

### **Open Forum:**

Joseph Polizzi appeared in Open Forum to express concern that the vines on the fence surrounding the clubhouse/swimming pool had been cut down. Joseph acknowledged that the vines were damaging the fence but felt the vines also offered birds a place to nest.

Sherry Pierce appeared in Open Forum to request that the board give consideration to changing the wording on the Twin Harbors plat map which is posted on the association website. Sherry indicated there are certain areas on the plat map which are shown to be reserves. When purchasing her property in Twin Harbors, she was under the impression the reserve designation meant those properties were reserved for a park or wildlife area. Only after her property was purchased did she learn that there were no reserves for parks or wildlife.

Sherry also requested that the board give consideration to reworking the second boat ramp and make the ramp into a park area.

Corky McCorkle appeared in Open Forum to request that the board review specific wording on the sign which was recently installed at the boat ramp. Corky asked the board to consider modifying the verbiage limiting guests, including family members to a maximum of four (4).

Pattie Smith appeared in Open Forum to inform the board that on several occasions she had noticed individuals who waited at the gate for someone with a key to enter and then piggy-back enter.

James "Mitch" Mitchell appeared in Open Forum to request that the board consider amending the new sign verbiage limiting guests, including family members to a maximum of four (4). Mitch also pointed out that there is limited parking space at the boat ramp and at times it might be necessary for a rig to park on the grass. On South Sunset Drive there is a curve with heavy brush growth near the road, thus creating a blind curve. Mitch requested the board to consider authorizing the removal of the heavy bush growth to clear the blind curve. Mitch also pointed out to the board that the

association storage lot is cluttered, unkept, and parking spots are not properly marked. It is impossible to know where a space renter should park their trailer/boat.

**Correspondence:**

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

**Complaints:**

Steve Eckert reported that one (1) complaint letter was sent in the month of May 2017. The complaint letter referenced a storage facility which was attached to a garage. The storage facility had not been completed and necessitated a letter requesting the storage facility be finished.

**Building Permits:**

Michael Farr reported that two (2) permit requests have been received in the month of May 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.

**Field Maintenance Activities:**

Michael Farr reported the association tractor was utilized in the month of May 2017 for cutting a portion of subdivision right of way, cutting the ball field, and transporting an accumulation of logs and wood debris from the main boat ramp to the burn pile at the association storage lot.

**Pool Report:**

The swimming pool is receiving heavy use. Backyard Oasis is maintaining their cleaning and maintenance schedule. Leaks have been located and repairs made. There are several concrete patches around the pool. These patches left uneven concrete areas. These are will be evened and smoothed.

**Other Business:**

Michael Farr reported on the tractor storage building project. On one of the association's back tennis courts, C & H Carports has constructed a metal building 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 was \$8,886.94 and the full amount has been paid to the contractor. Michael requested that the board add an agenda item in July to add a

concrete floor and shelving to the new metal building. Board members and guests of the board toured the new storage building.

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.

Debbi Roberts initiated a discussion for the board to consider approving the Twin Harbors Special Assessment Fee for 2018. Chip Choate made a motion to approve a ballot initiative for the Twin Harbors Special Assessment Fee for 2018 to be approved at the Annual Meeting in October 2017. The motion was seconded and approved. Chip Choate made a motion to approve the Twin Harbors Special Assessment Fee for 2018 in the amount of \$85.00 for improved lots per annum and in the amount of \$60.00 for unimproved lots per annum. The motion was seconded and approved.

Chip Choate reported that new signage has been installed at the main boat ramp. At today's board meeting, several suggestions were received to modify wording on the signage. The board will review the suggestions.

Paul Laverty and Steve Eckert will review signs at the clubhouse and make recommendations for improving signage and their placement.

Paul Laverty initiated a discussion of the improving the association storage lot. Paul requested that Don Wolf and Rick Garlock meet to develop a plan to clean the association storage lot and to mark the storage spots. A report and action plan is to be presented to the board at the July meeting.

Barbara Dickens reported on the Twin Harbors Memorial Weekend Picnic. The picnic was held on Sunday, May 28th, from Noon to 3:00pm. Over 100 attendees enjoyed hamburgers, hot dogs, chips, nachos, cookies, watermelon, water, soft drinks and lemonade. Volunteers had picked up tables and chairs, loaned to the association by the Onalaska Volunteer Fire Department, on Friday and returned these items on the following Tuesday. The board thanks the Onalaska Volunteer Fire Department for the loan of tables and chairs.

Paul Laverty 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.

DATE	EVENT
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.
Saturday, July 8, 2017	Twin Harbors July Board Meeting. Meeting will be held at 9:00am at the clubhouse. Everyone is invited to attend.
Tuesday, July 11, 2017	City of Onalaska July 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 <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> .

The next board meeting is scheduled for Saturday, July 8, 2017.

Steve Eckert made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:48am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary