

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
June 9, 2018

Directors Present:

Paul Laverty, Steve Eckert, Debbi Roberts, Rick Garlock, Michael Farr, Liz Segrest, and B. Milton (Chip) Choate

Directors Absent:

Don Wolf

Guests Present:

Barbara Dickens, Bonnie Laverty Sandra Jaynes, and Sherry Pierce

Paul Laverty, President, called the meeting to order at 9:02am.

Paul asked the board to review the Minutes for the Saturday, June 9, 2018 board meeting. Steve Eckert made a motion to approve the minutes for June 9, 2018 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of May, 2018.

Account	Balance
THPOA - Regular Checking	\$73,131.55
THPOA - Special Assessment Checking	69,993.12
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$143,140.07
Road Deposits	1,000.00
Special Administrative Account	4,837.98
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$155,438.05

The board reviewed the balance sheet for the nine (9) months ending May 31, 2018, the income statement for the nine (9) months ending May 31, 2018, the income

statement for the month of May 2018, and the statement of cash flow statement for the nine (9) months ending May 31, 2018.

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

Open Forum:

No Twin Harbors property owners appeared in Open Forum.

Correspondence:

No correspondence received in the month of May.

Complaints:

Liz Segrest reported one (1) complaint letter issued in May. The complaint concerned the lack of skirting on a mobil home in section 1. This issue has been resolved.

Building Permits:

Steve Eckert reported no permits were requested in May 2018. Several projects are in various stages of completion. The contractor clearing a lot on Harbor Drive cause road damage. Steve is working with lot owner to resolve the damage issue.

The home under construction on Kyle Street is making good progress. The Twin Harbors building permit and the City of Onalaska building permit for the home under construction on Harbor Circle have both expired.

Field Maintenance Activities:

Chip Choate reported that in May, Barry Pounds finalized cleaning bushes from Twin Harbors rights of way with limited visibility. Barry mowed the ball field and rights of way in anticipation of the Memorial Weekend Picnic.

Debris in the drainage ditch was very heavy and has been cleared at a cost of \$850.00

Pool Report:

Paul Laverty reported that effective May 1st the association pool is on a spring/summer schedule for usage and for maintenance. The pool is open Tuesday through Sunday from 10:00am to 9:00pm. The pool is closed on Mondays, except holidays, for routine maintenance, cleaning, and adding chemicals.

Other Business:

Rick Garlock reported that the storage lot has five (5) open spaces. Eleven (11) spaces are occupied whose owners are not identified and are without a contract. If tagged, we will attempt to locate the owner. Some markers have been placed on the front row of storage spaces.

Michael Farr initiated a discussion of replacing the overhead door on the storage building. The door has been damaged and needs to be replaced. Michael has ordered a new door two weeks ago and expects delivery and installation by mid-June. The signs at the clubhouse/swimming pool pavilion area. The installation of electricity to the storage building is about half completed. David Tanner assisted Michael in the installation of electrical.

Barbara Dickens reported that the Memorial Weekend Picnic was a great success. It was a beautiful day and over one hundred property owners and guests enjoyed the festivities and food.

Paul Lavery reported that he continues to work on the electrical part of the fob issue. Approximately 30 fobs have been distributed. Paul will be at the clubhouse to distribute fobs on Wednesdays from 5:00pm to 6:00pm and on Saturdays from 1:00 to 3:00pm.

Barbara Dickens reported that the next Twin Harbors Neighborhood Watch Committee Meeting will be held on Saturday, July 14, 2018 at 11:00am at the Twin Harbors clubhouse/pavilion. Barbara reported that negative incidents in the subdivision have declined significantly and the area has been quiet.

Paul Lavery requested a special board meeting be called for a final discussion and decision on which Twin Harbors roads will be repaired. Polk County Precinct 2 Commissioner Ronnie Vincent will be invited to attend the Saturday, June 23, 2018 special board meeting.

Chip Choate reported that the deadline for registering as a candidate for the Twin Harbors October 2018 Board election is Friday, August 10, 2018 at 5:00pm. To date, three (3) Twin Harbors property owners have registered as a candidate for one of the four (4) positions that will be available in October 2018.

Paul Laverty made the following announcements.

DATE	EVENT
Tuesday May 8, 2018	City of Onalaska May Council Meeting will be held in the Council Chambers at Onalaska City Hall, beginning at 7:00pm. Everyone is invited to attend
Saturday, June 9, 2018	Twin Harbors May Board Meeting will be held in the City of Onalaska Conference Room at 9:00am. Everyone is invited to attend.
Tuesday, June 12, 2018	City of Onalaska June Council Meeting will be held in the Council Chambers at Onalaska City Hall, beginning at 7:00pm. Everyone is invited to attend
Tuesday June 12, 2018	Polk County May Commissioners Meeting #1 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Monday, June 18, 2018	Onalaska Independent School District May Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Tuesday, June 26, 2018	Polk County May Commissioners Meeting #2 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Thursday, June 28, 2018	Onalaska Fresh Water Supply District June Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.

DATE	EVENT
Wednesday, July 4, 2018	City of Onalaska July 4th Extravaganza will be held at the Water Front Lodge, formerly Pontoons. Open at 4:00pm and the fireworks presentation will begin about 9:00pm.
Friday, August 10, 2018	Last day to register as a candidate for the Twin Harbors board election in October 2018. Candidates must register no later than 5:00PM by registering with THPOA secretary, chip choate, at 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, July 14, 2018.

Rick Garlock made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:29am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary