

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
June 13, 2020

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Joseph Polizzi, Rufus Hobbs, Sherry Pierce, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Tim Campbell, Dennis Teer, Michael Farr, Pam Harvey, Steve Eckert, Jennifer Tamme, and J. R. Chance

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

Guest Speaker:

Chip Choate introduced Mr. J. R. Chance, General Manager of the Onalaska Water & Gas Supply Corporation (OWGSC).

J. R. initiated a presentation regarding a Natural Gas Meter Installation Promotion. On a temporary basis, OWGSC has lowered the fees to have a gas meter installed on property. Up front fees of \$800 are lowered to \$250. If you are interested in this promotion, please call 936-646-5393 to discuss.

Open Forum:

No one appeared in Open Forum.

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 May 16, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the nine (9) months ending May 31, 2020, and the income statement for the month of May 2020.

In addition, Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of May, 2020.

Account	Balance
THPOA - Regular Checking	\$60,928.61
THPOA - Special Assessment Checking	39,930.81
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$100,875.82
Special Administrative Account	3,750.61
Special Pool Account	15,460.00
TOTAL BANK BALANCE	\$120,086.43

The board reviewed the balance sheet for the nine (9) months ending May 31, 2020, the income statement for the nine (9) months ending May 31, 2020, the income statement for the month of May 2020, and the statement of cash flow statement for the nine (9) months ending May 31, 2020.

Chip Choate made a motion to approve the three (3) consent items, the motion was seconded and approved.

Correspondence:

Chip Choate reported no correspondence was received in the month of May 2020.

Complaints:

Sherry Pierce, compliance officer, reported that fourteen (14) notices of complaints were issued to property owners in the month of May 2020. Complaints were issued concerning a camper in a yard, several skirting issues, debris piled in a yard, and a trailer/camper parked on a street in a cul-de-sac.

Building Permits:

1st Architect Rufus Hobbs reported two (2) permits requested and issued in the months of May 2020. Permit issued for a new roof on Harbor Drive and a permit for a concrete pad for a house on Creek Dr.

Field Maintenance Activities:

Chip Choate reported more right of way mowing in May 2020 with better weather. Road material (crushed concrete) has been ordered and will be laid on Arrowhead Dr. in late May or June

Pool Report:

Backyard Oasis is now on our summer schedule, cleaning and adding chemicals on a weekly basis. A pump which was leaking has been repaired.

The pool will be open every Friday, Saturday, and Sunday in the month of July. Monitors will be stationed at the entrance to the pavilion/pool area to obtain signatures on the waivers and to restrict totals to the amount approved by Governor Abbott. New signage has been installed. Rufus Hobbs made a motion to approve the August pool opening schedule at the July board meeting. The motion was seconded and approved.

Other Business:

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

Barbara Dickens initiated a discussion regarding the Twin Harbors Annual Picnic. The original date of Memorial weekend was cancelled because of the contagion emergency. Chip Choate made a motion to move the picnic to the Labor Day Weekend, if conditions permit. The motion was seconded and approved.

Rufus Hobbs initiated a discussion of adding new policy and regulations to the Twin Harbors Building Permit. Action was deferred to the July Board Meeting.

Barbara Dickens initiated a discussion of the trailer storage area. Barbara has undertaken responsibility for completing the reworked layout of the storage area. Barbara reported there are six (6) trailers whose owners are unknown and two (2) trailers whose owners are not paying. Chip Choate made a motion to initiated legal action to foreclose on these trailers. The motion was seconded and approved.

Debbie Tanner initiated a discussion regarding the adoption of a standard letter welcoming new property owners to Twin Harbors. Rufus Hobbs made a motion to adopt a standard letter. The motion was seconded and approved.

Debbie Tanner initiated a discussion regarding the adoption of a standard first notification letter for deed restriction and by-laws violations. Sherry Pierce made a motion to adopt a standard first notification letter for deed restrictions and by-laws violations. The motion was seconded and approved.

Barbara Dickens reported to the board the lock at the boat ramp has been rehabilitated and is now functioning properly. Cost to the association was \$49.00

Barbara Dickens reported no incidents in the months of March and April 2020 which necessitated the involvement of the Neighborhood Watch Committee.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Tuesday, June 9, 2020	City of Onalaska June Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Saturday, June 13, 2020	Twin Harbors June Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Monday, June 29, 2020	First Day of Early Voting for the Texas Primary Runoff Election. Voting will be held in the Onalaska Sub-Court House.
Saturday, July 4, 2020 - Tentative Date	Twin Harbors Annual Memorial Weekend Picnic - Held at the lot adjacent to the boat ramp - from 12:00pm to 3:00pm. Prior to the picnic, a parade will be held. Please mark your calendar and plan to attend.
Friday, July 10, 2020	Last Day of Early Voting for the Texas Primary Runoff Election.

DATE	EVENT
Saturday, July 11, 2020	Twin Harbors July Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, July 14 2020	Texas Primary Runoff Election Day. Voting held at the Onalaska Polk County Sub-Court House from 7am to 7pm
Tuesday, July 14 2020	City of Onalaska July Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Friday, August 7, 2020	Last day to file to become a candidate for the Twin Harbors Board. Election to be held October 2020. Contact Chip, 281-685-3920 or miltonchoate@yahoo.com to register as a candidate.
Friday and Saturday, August 7 and 8, 2020	Onalaska Trade Days - to be held at the Onalaska City Park in the Garland Pavilion
Saturday, August 8, 2020	Twin Harbors August Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, August 11, 2020	City of Onalaska August Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Tuesday, November 3, 2020	National General Election Day. Election Day for Polk County. Election Day for the City of Onalaska. Voting will be held at the Onalaska Polk County Sub-Court House from 7am to 7pm.

The next board meeting is scheduled for Saturday, July 11, 2020.

Debbie Tanner made a motion to adjourn. The motion was seconded and approved.
The meeting was adjourned at 9:49am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary