

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.,  
SPECIAL BOARD MEETING**

**AT 8:00 A. M., ON SATURDAY, JUNE 25, 2022  
TWIN HARBORS CLUBHOUSE, 274 VALLEYVIEW DRIVE,  
ONALASKA, POLK COUNTY, TEXAS, 77360**

**AGENDA and MINUTES**

1. Call to Order, Pledge of Allegiance, Prayer – Barbara Dickens
  
2. Meeting Guidelines – Steve Eckert  
The following guidelines will be followed during this meeting. Members who get out of line will be asked to leave.
  - Members signed up to speak at Public Forum to address the Board; the Board has the option to respond or not at this time. The Board will not take action on the item at today's meeting.
  - Members can ask questions or make comments on Agenda items while that item is being discussed. The Member should raise their hand if they wish to address the Board and wait to be recognized.
  - Members will address the Board in a calm manner. Yelling will not be tolerated, and the Member will be asked to refrain from yelling. If the member continues the member will be asked to leave the meeting.
  - Members will not speak over other members or yell out comments while another Member or Board Member is speaking.
  - Members are limited to 3 minutes when speaking during Public Forum or when making comments during the meeting.Everyone has the right to speak and be heard, we ask that the speaker be treated with respect.
  
3. Guest Speaker, Commissioner Ronnie Vincent, Present the THPOA Road Project for 2022-2023 fiscal year plan.
  - Ronnie begins at 0808
  - New material prices have recently been received by commissioner's court
  - Whatever TH decides to do or request on roads must first be approved in Commissioners Court meetings in July
  - Provided list of roads that could be repaired next
  - Texas law does not allow Polk County to charge TH for equipment or

labor for TH roads; but TH pays for materials.

- Ronnie explained the invoicing and how the county estimate can change based on what may be discovered when performing road repair
- Delays in acquiring pricing means that only recently was Ronnie able to provide the pricing provided
- Ronnie suspects that price increases will likely come through 1 October
- Questions from POA members about Arrowhead, the drainage area at the boat ramp, and Wildwood Harbor Circle.

#### 4. Public Forum – Roads Only

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.

- Questions from POA members about Arrowhead, the drainage area at the boat ramp, and paving of Wildwood Harbor Circle.
- Question: did someone call Ronnie about making recent repairs on Lakefront Drive? Answer: No.
- BB thanked Ronnie for his support of TH on the boat dock
- Question about how much TH paid for repairs to Lakefront Drive: Answer \$0
- Question about trimming bushes at intersections: Ronnie says that this has been done before and that he has plans to do this again in the future.
- Question about the huge pothole on Valleyview. Ronnie says this can be repaired.
- When the TH board approves the list of road repairs, the commissioners court approves the work, and the work is performed, and then the commissioners court meets to review the results.
- Ronnie says that pricing he provided this week is good through Monday 27 June.
- Ronnie says that road maintenance must be done when the temperature of 60 °F or higher. There can be exceptions that allow work to proceed at temps as low as 55 °F
- The county has a fixed amount of funds. Storms can damage county bridges and other roads. This means that road funds may need to be

diverted to these immediate needs which could delay and reduce funding for TH road repairs. This risk is always present.

- Ronnie's successor as commissioner is under no obligation to continue planned road repairs planned by Ronnie.
- Polk county is in top 5 of 254 Texas counties for transparency
- Ronnie provided his cell and office phone numbers.
- To get commissioners court approval, Ronnie needs a letter and meeting minutes from the POA.
- Ronnie said subdivision roads are a small portion of his total road repair activity. He also has state grant money that he needs to spend for other county roads before 31 December. Ronnie therefore has a backlog to tackle before he can get to TH road repairs.

#### 5. THPOA Road Projects for 2022 - Discuss and take action.

- Current quote from Ronnie is about \$75 K
- Board approved \$50 K in April for 2022 road repairs
- Discussion about collecting the \$25 K O/S in A/R for roads. Timing of collection in time to add to the 50K already approved is doubtful.
- Motion by Bob to have commissioners court to approve repairs exclusive of Arrowhead. and collect AR to fund Arrowhead improvements at a later time. Motion discussed.
- Question from POA member to place Arrowhead at top of list for 2023 road repairs.
- Bob amends motion to read as approve expenditure of \$52,150 in Ronnie's letter and make Arrowhead a secondary work. Motion carried
- Bob makes motion to take more aggressive action including legal action to collect overdue road assessment. Currently this account stands at \$25 K.

#### 6. Public Forum

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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.

- D. Tanner asks about filing of deed restrictions held securely in Bob Price's home cabinet, rotation of ARA members, completion of open meetings act training for new board members Doug Lehr and John Danna (90 day time limit to complete),
- Lana speaks regarding removal of Barbara Dickens from the board.
- Melissa Price talks about new homeowners who asked her about turmoil in the community due to Lana's FB page. These new homeowners stated that had they been aware of the turmoil, they would not have purchased in TH.
- BB stated that Barbara and Debbie have encouraged him to ignore deed restrictions in the past. Barbara also either abstains from or votes against deed restriction violations. She also told him that she would like to do away with the POA and turn over operation of TH to the city.
- Jim Robertson inquired about tree trimming, removal of trash from neighboring lots. He requests help from the board on getting his neighbors to clean up their lot. He is happy to hear about the progress on the roads. He also says he and wife moved into TH expecting a peaceful place to live. He asks the board to work out their problems. Tim and Bob state that the action item is to review deed restrictions to see if a 3<sup>rd</sup> notification is necessary prior to POA mowing the yard and charging the POA member for the mowing and cleanup.
- Debbie Roberts talked about the removal of the sign from the POA property in front of her home.
- Joe Polizzi updates on metal collection receipts. Bob and Doug thank Joe for his recycling initiative.

#### 7. Introduce new office manager

- John Danna introduces Ann Charanxa as new office manager,

8. **Board Reorganization:** Discuss and take action to reorganize the officers of the Association pursuant to the Bylaws: Article X, Paragraph 6:
- “Any officer or agent elected appointed by the Board of Directors may be removed from office (position) at any time by the affirmative vote of a majority of the Entire Board of Directors whenever in their judgement the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.”
  - Discuss and take action to remove Barbara Dickens as President of the Association
    - Majority vote, 6-2, to remove Barbara as President.
  - Discuss and take action to replace the Secretary of the Association.
    - Lana asked questions about how Tim takes minutes
    - John Danna explained that he wanted this item on the agenda so that Tim could explain if he wanted to continue as Secretary, given his busy schedule, or if he wanted to turn it over to someone else.
    - Tim reaffirmed his commitment to the Secretary position.
  - Create an IT/Data Security Officer position and elect persons to serve in that role. Motion made and carries to create this new board position.
  - Elect officers to fill any vacant positions left open by any resignations, removals, or reassignment of duties.
    - Joseph nominated to be President. Motion carried.
    - Doug nominates Don LeRoux to be VP. Motion carried.
    - Doug nominates Bob to be the Bob appointed as IT/Data Security Officer. Motion carried.
    - Steve appointed as Asst. Secretary
    - John Danna requested appointment of an Asst Treasurer. His work load is very high and the help of an assistant would enable him to keep up with the Treasurer’s position.
9. Discuss and take action to secure all IT-related login credentials and accesses, hardware (if any), software (if any), documentation (databases, manuals, disks, portable drives, etc.) (if any) from Paul Lavery to include the THPOA website, security cameras, FOB system, and other related systems.
- Reported by Bob as being complete latest Thursday 23 June 2022.

10. Discuss and take action on the minutes listed below. – Secretary
  - a) Discuss and approve minutes for the April 9<sup>th</sup>, April 25<sup>th</sup>, and May 27 THPOA Board Meetings.
  - b) Tabled until the July monthly meeting
  
11. Establishing the use of credit card payments from property owners - Discuss and take action allowing Treasurer and IT officer to obtain a merchant services account to accept credit card payment from residents. - John Danna
  - IT committee to provide proposal for this for the July meeting
  - Tabled further discussion until the July meeting
  - Question from POA member about using Zelle or PayPal or Squares or such service for web-based credit card processing
  - POA member also asks that the service be PCI compliant
  - POA member states that Paypal is a costless service that the board should consider for web-based payments to the THPOA.
  - Suggestion from POA member to ramp up collection efforts by sending final letters to those property owners who are in arrears indicating that legal action will be taken if payment is not made by indicated date.
  
12. Discuss and take action on Bylaws revisions effecting election procedures. Create a Bylaws Revision Committee to draft changes to Bylaws by July Regular Board meeting, with comply with 30 day posting requirement for property owners.
  - Tabled until next meeting to provide time to review latest version from Brody received Friday night 6-24-2022. These are different from the mark-ups distributed by Barbara as of about 17 June. These are substantive changes that affect voting rights, and other important POA member rights and sufficient time needs to be allocated for board review. This document as a .pdf rather than a mark-up.
  - Steve asks if using the existing by-laws can be used for the upcoming annual election.
  
13. Discuss and take action on new procedures for Deed Restriction and Permit Violation complaints.
  - Bob described that the Office Manager will take over the administrative aspects of the deed restriction violations. Board, of course, retains oversight.
  - Bob reported on the ghost house. It is scheduled for demolition within

next two weeks.

- “A frame house”. Tim spoke with Polk County Freshwater who promptly came out and secured the septic tank opening. Afterwards, John Danna observed an open manhole across the street from the “A frame house” which he placed back in its receptacle.

#### 14. Adjourn Meeting

- Meeting was adjourned at ~1059 hrs.

### **Twin Harbors and City of Onalaska Calendar of Events**

<b>DATE</b>	<b>EVENT</b>
July 4, 2022	July 4 <sup>th</sup> Events (Kid Fish 6-7:30 pm) Chaserz Pier area, Fireworks 9:20 pm
July 9, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
July 12, 2022	City of Onalaska City Council Meeting 5:00 pm
August 13, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
August 9, 2022	City of Onalaska City Council Meeting 5:00 pm
September 10, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
September 13, 2022	City of Onalaska City Council Meeting 5:00 pm
October 8, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
October 11, 2022	City of Onalaska City Council Meeting 5:00 pm
October 15, 2022	THPOA Annual Board Meeting, Meet & Greet 9 am, Meeting 10 am, Garland Pavilion

If you have anything to add to the events list, please email  
Tim Campbell at [TimCTHPOA.com@Yahoo.com](mailto:TimCTHPOA.com@Yahoo.com)