

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 9, 2016

Directors Present:

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

Directors Absent:

None

Guests Present:

Michael Farr, Kevin Forchee, Bonnie Laverty, Sandra Jaynes, Kyle Kelly, and Barbara Dickens

Joseph Polizzi, President, called the meeting to order at 9:01 AM.

Joseph Polizzi asked the board to review the Minutes for the June 11, 2016 board meeting. Melvin Cassel made a motion to approve the minutes for June 11, 2016. The motion was seconded and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$71,164.08
THPOA - Special Assessment Checking	104,966.44
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$176,145.92
Road Deposits	1,000.00
Donations for Pool Fund	1,953.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$181,799.10

The board reviewed the balance sheet for the month ending June 30, 2016, the income statement and the statement of cash flow for the ten (10) months ending June 30, 2016.

Paul Laverty 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:

Kevin Forschee appeared in Open Forum to present a letter to the board from his builder. The letter describes why it is necessary for his back porch to have a metal roof as opposed to the asphalt shingles on the roof of the main house. The pitch on the roof of the back porch is shallow and is not appropriate for asphalt shingles. The building application for Kevin Forchee was signed and approved.

Paul Laverty appeared in Open Forum indicating that he 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 Laverty urged all in attendance to sign the petition and to attend the City of Onalaska council meeting in August.

Kyle Kelly appeared in Open Forum to issue a formal complaint against an individual who came to her house after 8:00pm soliciting business from her. Kyle Kelly asked if the subdivision had a "No Soliciting" rule and the answer was no. Chip Choate was requested to add this issue to the August board meeting agenda.

Correspondence:

Chip Choate reported two (2) correspondence items were received in June 2016. A letter was received from a property owner stating that he is not a member the POA. A letter will be mailed to the property owner advising that all property owners are automatically members of the POA. A letter was received from a property owner advising of a problem where his driveway meets the street. An inspection will be made and the property owner will be advised.

Complaints:

Steve Eckert reports eleven (11) issues through May 31st have been resolved. In June eight (8) complaint letters were issued and are in the process of being worked. In July,

a complaint was received for disruptive and abusive language, one yard that needs mowing, fiberglass tanks on a lot on Sunset Drive, and the trailer on Sunset Drive has not been moved off the street.

Steve was given a number of issues from guests and board members that required his attention.

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 home on Whisperwood Drive. Year to date, nineteen (19) building permits have been requested and approved.

Field Maintenance Activities:

The association tractor has logged one hundred and forty-two (142) 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.

Cliff Budd reported that Steve and Sons removed all the logs, dead trees, and debris at the main boat ramp. The cost was \$500.00

Cliff Budd reported that Paul Laverty purchased three (3) new combination locks, two (2) for the back gate and one (1) for the swimming pool.

Pool Report:

Bill Belcher reported that the pool has been open since May 1st. Backyard Oasis has made several small repairs.

Bill indicated that either he or Melvin Cassel closes and locks the pool at night and Barry Bounds opens the pool each morning.

Paul reported that one of the handrails on the swimming pool is loose. He will contact Backyard Oasis and have the handrail repaired.

Chip Choate reported he made several random security checks on the pool during the month of June. In one instance, a swimmer and those accompanying her were requested to leave because the individuals had gained entrance with a copied key. In addition others were found to be smoking, eating and/or drinking in the pool. The trash cans at the clubhouse were found to contain beer containers.

Board members feel the pool and clubhouse area lacks sufficient security measures and requested Paul Lavery purchase and have installed a new camera security system.

Ten (10) t-shirts will be ordered with "Twin Harbors Security" printed on the front. Paul Lavery will organize five (5) teams of two (2) individuals who will conduct random security checks for illegal keys and other violations of pool rules and regulations.

Paul Lavery reported the signs at the clubhouse/swimming pool needed to be replaced. The board requested that Paul Lavery take the action to obtain and install new signs for the clubhouse/swimming pool.

Other Business:

Chip Choate initiated a discussion on Twin Harbors swimming pool. A motion was made by Chip Choate to start depositing \$500.00 each month into a special pool account. This proposal was approved several years and this motion was to activate that proposal. The motion was seconded and approved.

Ken Van Hook was requested to diagram the proposed boat ramp area to be fenced and to develop an estimate on the cost of fencing the boat ramp area.

Joseph Polizzi made the following announcements.

DATE	EVENT
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, August 13, 2016	Twin Harbors August board meeting, clubhouse at 9:00am. Everyone is invited.
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, August 13, 2016.

Paul Lavery made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:38am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary