

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 14, 2018

Directors Present:

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

Directors Absent:

None

Guests Present:

Barbara Dickens, Bonnie Laverty, Sherry Pierce, Debra Tanner, Hazen Fanjoy, Nanette Fanjoy, Don Uptegraph, and Lee Parrish

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

Paul Laverty introduced Lee Parrish, Manager of Issuing Permits, Code Enforcement, and Fire Marshall for the City of Onalaska.

Lee began his presentation by informing the group that the city has began a concerted effort to clean up Onalaska. Signs that have been nailed to utility poles have been removed. Also signs placed on city and county rights of way have been pulled up and put in the trash. Once or twice a week Lee will remove and trash illegally posted signs.

The four (4) main arteries of Onalaska are primary targets for clean up. These arteries are U S Highway 190, FM 356, FM 3459, and FM3186. Commercial and residential units that are negligent in the removal of trash and debris will receive notification of their situation and then citations will be issued.

One property in Twin Harbors is the subject of attention by the City of Onalaska Code Enforcement. A house under construction on Harbor Circle is over due on the date of completion. Lee will notify the home owner and general contractor that a new permit must be approved by the city.

Lee asked all Twin Harbors property owners to sign a City of Onalaska complaint form whenever there is a violation of city code. This is the best way the city can properly enforce code.

A home in Twin Harbors has passed its one year allowance for completion. In addition there are issues with construction that the city is addressing. The home owner and contractor must apply for a new permit so that construction may resume.

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

Paul asked the board to review the Minutes for the Special Called June 23, 2018 Board Meeting. Liz Segrest made a motion to approve the minutes for the Special Called June 23, 2018 Board Meeting. The motion was second and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$61,278.82
THPOA - Special Assessment Checking	71,895.32
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$133,189.54
Road Deposits	1,000.00
Special Administrative Account	4,862.98
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$144,512.52

The board reviewed the balance sheet for the ten (10) months ending June 30, 2018, the income statement for the ten (10) months ending June 30, 2018, the income statement for the month of June 2018, and the statement of cash flow statement for the ten (10) months ending June 30, 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 June 2018.

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 two (2) permits were requested in June 2018. Several projects are in various stages of completion. As reported at the May meeting, the contractor clearing a lot on Harbor Drive caused road damage. Steve continues to work with the lot owner to resolve the damage issue.

An attached storage shed was approved and a deck was also approved.

Field Maintenance Activities:

Chip Choate reported that in June, Barry Pounds mowed rights of way and cleaned the boat ramp area.

Pool Report:

Paul Laverty reported that the association pool is experiencing problems with one of the skimmers. Paul will contact Backyard Oasis to resolve this issue. 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 on the overhead door on the storage building. The door has been damaged, Michael ordered a new door two weeks ago, and has now replaced the damaged door.

Paul Laverty 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 initiated a discussion of the new front gate. The gate is heavy and is difficult to close. A suggestion was made to purchase and install a heavy duty hydraulic door closer. Rick Garlock made a motion to purchase and install a heavy duty hydraulic door closer. The motion was seconded and approved.

Debbi Roberts initiated a discussion of the date for the upcoming Twin Harbors Garage/ Yard Sale. Debbi and her group will convene and select a date for the Garage/Yard Sale. Debbi will inform Chip of the date and the date will be emailed to the board and property owners.

Paul Laverty made the following announcements.

DATE	EVENT
Saturday, July 14, 2018	Twin Harbors July Board Meeting will be held in the City of Onalaska Conference Room at 9:00am. Everyone is invited to attend.
Monday, July 16, 2018	Onalaska Independent School District July Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Tuesday, July 24, 2018	Polk County July 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, July 26, 2018	Onalaska Fresh Water Supply District July Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.

DATE	EVENT
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, August 11, 2018.

Don Wolf made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:43am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary