

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 13, 2019

Directors Present:

Paul Laverty, Steve Eckert, Rick Garlock Joseph Polizzi, Liz Segrest, Barbara Dickens, and B. Milton (Chip) Choate

Directors Absent:

Debbie Tanner

Guests Present:

Hazen Fanjoy, Nannette Fanjoy, Rufus Hobbs, John Danna, Cathy Danna, Sandra Jaynes, Stephanie Hickman, Craig Mackay, Michael Farr, B. B. Brown, Kay Brown, Paul Schreiber, Brad Greene, and Brandi Greene

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

Open Forum:

Joseph Polizzi appeared in Open Forum to remind everyone that the Twin Harbors Neighborhood Garage Sale being held on Friday and Saturday, October 4 and 5, 2019 at the Twin Harbors clubhouse pavilion. Items and volunteers are needed. Please contact Joseph Polizzi.

Joseph Polizzi appeared in Open Forum to report that the house at 201 Creek Drive in Twin Harbors has been condemned by the City of Onalaska and will be scheduled for demolition.

Sandra Jaynes appeared in Open Forum to request that the board initiate formal action to request that the owner of a barge moored in the cove next to her house keep the barge moored at another location. The barge has been moored there for weeks and is an eye sore. In addition, Sandra requested the board take action to keep those riding jet skis to refrain from creating waves in the cove. In both instances, Sandra was informed that the board would review these issues and take action to resolve the problem which have been created.

Steve Eckert appeared in Open Form and requested that the pot hole in Parkview Drive at the start of the clubhouse drive be filled with road mix. Barry will be requested to fill the pot hole.

B. B. Brown appeared in Open Form to inform those in attendance of the appearance of a mysterious black car that is often seen at the boat ramp in the very early hours of the morning. B. B. was requested to call 911 should the vehicle re-appear.

Barbara Dickens appeared in Open Forum to inform those in attendance that they should be aware of the speed and poor driving of the individual who delivers the Houston Chronicle.

A discussion, initiated by several board members, centered on a phone app titled nextdoor.com. This app was described as a convenient method to send notices to neighbors and close friends.

Minutes:

Paul asked the board to review the Minutes for the June 8, 2019 Board Meeting. Liz Segrest made a motion to approve the minutes for the June 8, 2018 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

President Paul Laverty, in the absence of Treasurer Debbie Tanner, reported the cash bank balances as of end of June 2019.

Account	Balance
THPOA - Regular Checking	\$72,408.57
THPOA - Special Assessment Checking	112,151.42
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$184,576.39
Special Administrative Account	3,900.61
Special Pool Account	10,960.00
TOTAL BANK BALANCE	\$199,437.00

The board reviewed the balance sheet for the ten (10) months ending June 30, 2019, the income statement for the ten (10) months ending June 30, 2019, the income statement for the month of June 2019, and the statement of cash flow statement for the ten (10) months ending June 30, 2019.

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

Correspondence:

Chip Choate reported no correspondence was received in the month of June 2019.

Complaints:

Liz Segrest reported no complaint letters were issued to property owners for the month of June 2019.

Liz reported that the ownership of a house 287 Harbor Drive is a trust; this was occasioned by attempts to notify the property owner of his obligation to properly maintain the lawn mowing and keeping trash picked up. Additional information is being sought.

Liz requested that the issue of fee implementation be posted on the July Agenda.

Building Permits:

Steve Eckert reported that two (2) permits were requested and approved in the month of June 2019. One permit was for a garage and the other permit was for an attached storage building.

Field Maintenance Activities:

Chip Choate reported that in June, Barry Pounds moved all of the Remaining Twin Harbors rights of way and the ball field. A new load of road base material has been ordered and delivery is expected next week.

The bushes at entrance #2 have been trimmed.

Pool Report:

Paul Lavery reported that the pool opened on May 1, 2019 and continues to receive heavy use. Backyard Oasis is now on our summer schedule which includes maintenance and cleaning once a week. In the month of June, seals on two (2) of the three (3) pumps required replacement. A bid has been requested from Backyard Oasis to replace two (2) ladders and to re-coat the concrete walkway surrounding the pool. Replacing the ladders will probably take place within the next month; however, the re-coating of the concrete walkway surrounding the pool will wait until after the pool season has closed.

Other Business:

Paul Lavery reported that fobs continue to be distributed to property owners.

A special meeting will be called to discuss and suggest amendments to the existing Twin Harbors bylaws. Board members will be notified of the date and time for the bylaws meeting.

Chip Choate reported that the final revised bid for Twin Harbors roads for 2020 has been received from Polk County Precinct 2 Commissioner Ronnie Vincent. The bid is as follows:

Whisperwood Drive, including culverts	\$36,157.40
Twin Magnolia, including culverts	\$61,150.20
North & East Sunset Drive, including culverts	\$17,545.00
South Sunset, no culverts	\$17,080.00
Total	\$131,932.60

Chip Choate reported on specific legislation approved in the 86th Texas legislative session and signed into law by Governor Abbott which have the possibility of affecting the operations of the Twin Harbors Property Owners Association. Bills are listed as follows:

SB 772 - A business firm is now immune from civil liability against a claim arising out of not choosing to prohibit handguns.

SB 741 - The Texas Property Code is amended to prohibit a property owners' association from including or enforcing a provision in a dedicatory instrument that prohibits, restricts, or has the effect of prohibiting or restricting any person who is otherwise authorized from lawfully possessing, transportation, or storing a firearm, any part of a firearm, or firearm ammunition or from lawfully discharging a firearm.

HB 1548 - The Texas Transportation Code is amended to authorize OHV's and golf carts to operate on a highway if authorized by a county or municipality as specified by the bill.

HB 2554 - The Texas Election Code is amended to prohibit a property owners' association from enforcing or adopting a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election during certain time periods. Political signs may be exhibited ninety (90) days before an election and must be removed within ten (10) days after the election has been concluded.

SB 1640 - The Texas Government Code is amended to provide that a member of a governmental body commits an offense if the member knowingly engages in at least

one among a series of communications that each occur outside of an open meeting concerning any public business of the governmental body where individual communications are among fewer than a quorum of members.

HB 2840 - The Texas Government Code is amended to require a governmental body to allow each member of the public who desires to address the body regarding an item on the agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item. The bill also provides that a governmental body is cannot prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, and any criticism that is otherwise prohibited by law.

Liz Segrest initiated a discussion regarding the establishment of fines for deed restriction violations by property owners. The discussion any future action was deferred until such time as a committee appointed by Paul Laverty can study the issue and prepare a report for consideration at a future board meeting. The following Twin Harbors property owners volunteered as members of the committee to study and report on fines: Liz Segrest , Barbara Dickens, Joseph Polizzi, and Rick Garlock.

Chip Choate initiated a discussion regarding the establishment of Twin Harbors Special Assessment Fee for 2020. The special assessment billing will be posted to property owners on February 1, 2020 and shall be due at the end of February 2020. Barbara Dickens made a motion to approve the Twin Harbors Special Assessment Fee for 2020. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the amount of the Special Assessment Fee for 2020. After discussion, the board determined that the Special Assessment Fee for 2020 should be \$65.00 for unimproved lots and \$95.00 for improved lots. Rick Galock made a motion to approve a Special Assessment Fee in the amount of \$65.00 for unimproved lots and \$95.00 for improved lots. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the ballot form for candidates for the October 2019 election for the Twin Harbors board. Steve Eckert made a motion to approve the ballot form for candidates for the October 2019 election for the Twin Harbors board. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the ballot form for the Special Assessment Fee for the Twin Harbors October 2019 election. It was noted that the ballot form for the Special Assessment Fee shall also contain the statement that if the increases proposed in the ballot are not approved, the Special Assessment Fee for 2020 shall be the same as for 2019. Liz Segrest made a motion to approve the ballot form for the Special

Assessment Fee for the Twin Harbors October 2019 election. The motion was second and approved.

Chip Choate initiated a discussion regarding the ballot form for the 9th Edition of the Amended THPOA Bylaws. Joseph Polizzi made a motion to approve the ballot form for the 9th Edition of the Amended THPOA Bylaws. The motion was seconded and approved.

Chip Choate reported to the board that only one property owner has filed to be a candidate for the Twin Harbors board in the October 2019 election. That property owner is Chip Choate. Subsequent to this announcement, property owners Rufus Hobbs and Paul Laverty submitted their names as candidates for board positions for the October 2019 election. There are four (4) board of directors positions available for the October 2019 election. Last day to file as a candidate for the October 2019 election is Friday, August 9, 2019 at 5:00pm.

Barbara Dickens reported no incidents in the month of June 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, July 9, 2019	City of Onalaska July Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Tuesday, July 9, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, July 13, 2019	Twin Harbors July Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Monday July 15, 2019	July Board of Trustees Meeting for the Onalaska Independent School District. Everyone is invited to attend.

DATE	EVENT
Tuesday, July 16, 2019	Onalaska Water and Gas July Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 2:00pm.
Tuesday, July 23, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Friday, August 9, 2019	Last day to file to be a candidate for the Twin Harbors election for board members for the October 2019 election. Deadline for filing is 5:00pm. You may file by registering with chip choate at 281-685-3920 or miltonchoate@yahoo.com .
Saturday, August 10, 2019	Twin Harbors August Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, August 13, 2019	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, August 13, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Monday August 19, 2019	August Board of Trustees Meeting for the Onalaska Independent School District. Everyone is invited to attend.
Tuesday, August 20, 2019	Onalaska Water and Gas August Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 2:00pm.

DATE	EVENT
Tuesday, August 27, 2019	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Saturday, October 19, 2019	Twin Harbors Annual Meeting held at the Twin Harbors Pavilion. Refreshments served beginning at 9:00am and the Annual Meeting begins at 10:00am. Please mark your calendar and plan to attend.

The next board meeting is scheduled for Saturday, August 10, 2019.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:09am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary