

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 11, 2020

Directors Present:

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

Directors Absent:

Sherry Pierce

Guests Present:

Stephanie Hickman, Dennis Urusky, Chris A. Perry, Bradley and Brandi Greene, Laurie Schultz, and Lee Parrish

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

Guest Speaker:

Chip Choate introduced Mr. Lee Parrish, Onalaska Police Captain and Code Enforcer for the City of Onalaska. Mr. Parrish discussed the process of filing a complaint with the city.

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 June 13, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the ten (10) months ending June 30, 2020, and the income statement for the month of June 2020.

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

Account	Balance
THPOA - Regular Checking	\$50,847.54
THPOA - Special Assessment Checking	41,554.08
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$92,418.02
Special Administrative Account	3,875.61
Special Pool Account	16,960.00
TOTAL BANK BALANCE	\$113,253.63

The board reviewed the balance sheet for the ten (10) months ending June 30, 2020, the income statement for the ten (10) months ending June 30, 2020, the income statement for the month of June 2020, and the statement of cash flow statement for the ten (10) months ending June 30, 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 June 2020.

Complaints:

Sherry Pierce, compliance officer was absent and Barbara Dickens reported for Sherry. Several properties on Lakefront Dr. need mowing and arrangements are being made for an independent contractor to mow for the owner. An owner of a travel trailer on the cul-de-sac off Creek Dr. received a letter from the association and has moved the travel trailer.

Building Permits:

1st Architect Rufus Hobbs reported five (5) permits requested and issued in the month of June 2020. Permit issued for a generator for a house on Arrowhead. A concrete pad was poured for a house at the corner of Lakefront Dr. and Creek Dr. A roof was added to a house on Twin Harbors Dr. A new home on Arrowhead Dr. was approved. A new fence was approved for a lot on Sunset.

Field Maintenance Activities:

Chip Choate reported more right of way mowing in June 2020 with better weather. Road material (crushed concrete) has been laid on Arrowhead Dr. Additional material will be ordered for another road repair.

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 from noon to 7:00pm. 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.

Pool water has been treated for algae. A gasket on pump # 3 has been replaced. Ladder and hand rails are scheduled to be replaced within the next three (3) weeks. Paul has reviewed the process currently employed by Backyard Oasis and the cleaning and chemicals applied are within the state guidelines.

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 Laverty 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. Final determination of the picnic will be delayed until the August board meeting.

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

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.

Chip Choate initiated a discussion regarding the establishment of a special assessment for the year 2021. Special assessment billing to be posted to property owners on February 1, 2021 and due at the end of February 2021. Debbie Tanner made a motion to establish a special assessment fee for the year 2021. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the amount of the special assessment. Chip made a motion for the special assessment amount to remain the same as 2020; The special assessment will be \$95.00 per lot per annum for improved lots and \$65.00 per lot per annum for unimproved lots. The motion was seconded and approved.

Chip Choate initiated a discussion regarding the Ballot Form for candidates for the October 2020 election to the Twin Harbors board. Chip made a motion to retain the same ballot format used in 2019. The motion was seconded and approved.

Chip Choate reported to the board that four (4) Twin Harbors property owners have registered as candidates for the October 2020 election to the Twin Harbors board. There are four (4) board of director positions available for the October 2020 election. Last day to file as a candidate for the October 2020 election is Friday, August 7, 2020 at 5:00pm.

Debbie Tanner reported the special past due accounts receivable mailing made in June 2020 provided approximately \$2,500 in collections.

Debbie Tanner initiated a discussion regarding the attainment of a credit/debit card for the Twin Harbors Property Owners Association. Debbie made a motion to approve the association obtaining a credit/debit card. A second was not received and the issue was withdrawn from consideration.

Debbie Tanner initiated a discussion regarding applying a new job description for the Twin Harbors office manager, including expanding the hours worked. Chip Choate made a motion to approve the new job description, including an expansion of the approved number of hours worked. The motion was seconded and approved.

Barbara Dickens initiated a discussion regarding the THPOA establishing contact with our State Representative and State Senator involving the legislation necessary to amend Texas laws for updating POA's deed restrictions. Chip Choate made a motion to Barbara Dickens and Joseph Polizzi to establish contact and provide input to our Representative and Senator. The motion was seconded and approved.

Barbara Dickens reported to the board the 2020 Twin Harbors Garage/Yard sale will be held October 9th and 10th in the pavilion. Plans are moving forward and Barbara requested more items to be provided and for more volunteers.

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

Paul Lavery made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Friday, July 10, 2020	Last Day of Early Voting for the Texas Primary Runoff Election.
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 5:00pm. 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-Tenative	Onalaska Trade Days - to be held at the Onalaska City Park in the Garland Pavilion

DATE	EVENT
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 5:00pm. Everyone is invited to attend.
Sunday, September 6, 2020	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.
Tuesday, September 8, 2020	City of Onalaska September Council Meeting will be held in the City of Onalaska Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, September 12, 2020	Twin Harbors September Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Saturday, October 10, 2020	Twin Harbors October Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, October 13, 2020	City of Onalaska October Council Meeting will be held in the City of Onalaska Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, October 17, 2020	Twin Harbors Annual Property Owners Meeting will be held in the Twin Harbors clubhouse at 10:00am. Refreshments will be served beginning at 9:00am. Everyone is invited to attend.

DATE	EVENT
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, August 8, 2020.

Debbie Tanner made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:33am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary