

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.,
BOARD MEETING OF THE DIRECTORS,
JULY 10, 2021,
TWIN HARBORS CLUBHOUSE, 274 VALLEYVIEW DRIVE,
ONALASKA, POLK COUNTY, TEXAS, 77360**

MINUTES

1. Paul Laverty called the meeting to order at 8:30 a.m.
Members present: Paul Laverty, Barbara Dickens, Debbie Tanner, Rufus Hobbs, Sherry Pierce, Corki McCorkle, Tim Campbell, Chip Choate.

2. Open Forum – we had no speakers.

1. Paul Laverty and Debbie Tanner reviewed the three (3) consent items which were:
 - a. Minutes for the June 10, 2021 THPOA Board Meeting
 - b. Income statement, balance sheet and statement of cash flow for the ten (10) months ending June 30, 2021
 - c. Income statement for the month of June 2021

<u>ACCOUNT</u>	<u>BALANCE</u>
CHECKING	74,269.21
SPECIAL ASSESSMENT ACCOUNT	106,366.16
PETTY CASH	16.40
SUB-TOTAL	180,651.77
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ADMINISTRATIVE ACCOUNT - DONATIONS	4,965.20
SPECIAL POOL ACCOUNT	19,230.44
SUB-TOTAL	24,195.64
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GRAND TOTAL	\$204,847.41

<u>ACCOUNTS RECEIVABLE</u>	<u>BALANCE</u>
MAINTENANCE FEES	23,337.21
SPECIAL ASSESSMENT FEES	15,821.73
OTHER RECEIVABLES	3,010.00
GRAND TOTAL	42,168.94

3. Chip Choate nothing to report on correspondence for the month of June

2021.

4. Sherry Pierce reported to the board detailing actions taken to manage complaints and review of outstanding complaints for the month of June 2021.
5. Rufus Hobbs reported to the board on building permits received and building permits approved during the month ending June 30, 2021 and for the ten (10) months ending June 30, 2021.
6. Chip Choate reported to the board concerning management actions for THPOA tractor activities of THPOA maintenance supervisor and Twin Harbors' Road maintenance for the month ending June 30, 2021. He also presented the current estimate on County work:

Roads

Sunset East	\$35,152.00
North & South Moonlight	\$29,899.70
Kyle St.	\$9,944.00
Magnolia Lane	\$36,956.00
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	\$111,951.70
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Debbie Tanner made a motion to schedule the repair of the above streets pending available funds when the county can start on them. Motion second by Barbara Dickens and all approved.

7. Barbara Dickens and Paul Laverty reported on the Pool Maintenance Log for the month ending June 30, 2021. They also discussed the following areas, that has nothing at this time:
 - a.) swimming pool;
 - b.) clubhouse;
 - c.) both boat ramps.

8. Paul Lavery discussed the amount of special assessment fees to be billed to property owners in December, 2021 (due January 2022). He reviewed the 5 year road plan and stated we would come up with a base figure that we can set for the 5 year period to cover this plan.

9. Paul Lavery discussed the changes made by legislation that was passed in the last session and will go into effect in September 2021. We will need to make changes to our bylaws to cover these changes. A meeting will be scheduled to work on this in the coming weeks.

10. Chip Choate reported an update on the state of the city.

11. Announcements and proposed events by Paul Lavery/Board Members

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, July 10, 2021	THPOA June Board Meeting, to be held in the Twin Harbors Clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, July 13, 2021	City of Onalaska Council July Meeting, to be held in the Council Chambers at 5:00pm. Everyone is invited to attend.
Tuesday, August 10, 2021	City of Onalaska Council August Meeting, to be held in the Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, August 14, 2021	THPOA August Board Meeting, to be held in the Twin Harbors Clubhouse at 8:30am. Everyone is invited to attend.
Friday, August 13, 2021	Last day to file for a position on the ballot for the October 2021 election to the Twin Harbors Board of Directors. File with Association Secretary before 5:00pm

12. Debbie Tanner made a motion to adjourn the meeting, second by Tim Campbell, meeting was ended at 10:40 a.m.