

Twin Harbors Property Owners' Association
Board of Directors Regular Meeting
Saturday, July 9, 2022, at 8:30 a.m.
Twin Harbors Clubhouse
274 Valleyview Drive, 77360

MINUTES

- 1) Joe Polizzi called the meeting to order at 0830 am.
 - a. Members in attendance: Tim Campbell, Joseph Polizzi, Steven Eckert, Bob Price, and Dough Lehr
 - b. Residents in attendance: Sandra Jaynes, Jon and Doris Nelson, William (BB) & Kay Brown, Cheryl Farr, Loretta Gray, Larry & Teresa (Teri) Parks, Debbie Tanner, Lana Shadwick, Julie Belcik, Joe Pilozzi, Tim Campbell, John and Cathy Danna, Jim Robertson, Larry and Teresa Parks, Steve Eckert, Julie Belcik, Mike and Jessica Swearingen, Joe Pilozzi, Jerry and Mary Smith, Steve Eckert, and Ronnie Perkins.
- 2) Meeting Guidelines – Steve Eckert
- 3) President's corner:

“Ghost house” on Wildwood Harbor circle has been demolished.
Joe Polizzi donated flags to the THPOA for the 4th of July celebration.
- 4) Guests: None
- 5) Guest speaker: Brodie Smith, family emergency precluded him from attending. Letter read by Joe Pilozzi regarding the pending lawsuit against THPOA. Motion to table items needed Brodie's presence. Doug L, Steve 2, all approved.

June 28, 2020 at the THPOA office 2018-2021 documents were reviewed.
- 6) Old Business: President
 - A: Roads: BB Brown recommends a board liaison, possible resident Mike Farrar.
 - B: Bank signatures: Joe Pilozzi, action completed.
 - C: Bylaws committee of Doug Lehr, Bob Price, and Don LeReaux. Bob, Doug, all approved.
- 7) Public Forum: Parliamentarian
 - A: Debbie Tanner (1:02) asked about old business, pool updates, and social media.
 - B: Jim Robertson (2:52) asked about the follow up procedures regarding complaints.
 - C: BB Brown (1:00) Residents need to abide by the rules posted on the TH clubhouse.

- 8) Consent items: Discuss and take action on items listed below:
Meeting minutes, 11 June Special meeting notes
Meeting minutes 25 June, Special meeting notes, Bob, Steve, Doug abstained approval.
Financial Statements – treasurer John Danna Draft budget to be discussed at the next board meeting. Bob, Doug, all approved.
Further discussion about financials, documentation of receiving payments, office cash limits.
- 9) Correspondence review: It was discovered that my THPOA e-mail address has technical issues when e-mails are sent via BCC. Spam folder checked for additional correspondence.
- 10) Motion to reject payment of Sydney Choate's request for payment of lawn service for the TH lot adjacent to their lot. Doug, Bob, all approved.
- 11) APPROVAL OF ASSISTANT TREASURER POSITION
Motion to approve: Bob, Tim, all approved
- 12) FILL ASSISTANT TREASURER POSITION
Motion to appoint Doug Lehr as Assistant Treasurer, Bob, Steve, all approved.
- 13) DRAFT OF THE 11TH AMENDED BY LAWS: Joe and Brody. Item tabled at 0956 due to Brody's last minute absence, Bob, Doug, all approved.
- 14) Resignation of Barbara Dickens as a board member, 0957 Bob, Doug L, all approved to accept her resignation.
- 15) Filling of 8th board member vacancy. Deadline for submission by applicants is 5:00 CST, 15 July 2022.
- 16) Approval of four revised THPOA documents.
Updated name, e-mail addresses, etc. on 4 documents.
Clarify "incurable deed restriction violation"
1. Complaint Form for Deed Restriction/By-Law/Incurable Violation
2. 'Resale Certificate' document.
3. Buyer Information form.
4. Administrative Fee Invoice
- 17) ANNUAL ELECTION UPDATE: October 22 board meeting, interested parties that desire to serve on the THPOA board meeting need to send their bio information into the @thpoa e-mail address by August 5, 2022 at 5pm CST. Person desiring to be the 8th board member for the remainder of this board will also have to be voted on by the residents for the next FY. THPOA board will have a vacancy created by Tim Campbell who is currently serving as the THPOA secretary.
- 18) CLUBHOUSE AND POOL: Discuss and take action on maintenance and repairs. Steve Eckert. Motion to keep pool closed until the maintenance issues caused by Wise pool company is resolved. Doug, Steve, all approved.

- 19) TRACTOR AND ROADS: Discuss and take action as necessary. Joe P or BB Brown.
Routine maintenance of the tractor, no issues.
- 20) ARCHITECTURAL REVIEW AUTHORITY (ARA): Tree limb on lot adjacent to the THPOA boat ramp needs to be cut down by a tree removal contractor with a ladder of sufficient length or climbing equipment to reach the limb.
- 21) COMMITTEES – Chairpersons
Deed restrictions
Facilities: Pending member Jessica Swearingen.
Welcome: 13 baskets handed out, 1 pending.
IT: Members still researching different payment options, to include a link to pay via the website.
Garage sale:
Social: Debbie Tanner resigned her position on this committee.
- 22) NEW BUSINESS:
Establish Roads committee.
Discuss having 4 approved check signers instead of the current 3.
Discuss draft budget
Discuss limits on cash that can be received by POA for payment of assessments and fines
Discuss Facilities Master Plan

23) SUMMARIZE ACTION ITEMS FROM THIS MEETING:

ACTION ITEMS

- Provide website access to the job descriptions for board members. Action: Bob
- Need written ARA process for receiving payment for fees and fines, to include timing for approvals.
Action: ??????????
- Remove broken tree limb (elevation ~ 40 ft.) in POA lot adjacent to boat ramp and parking area.
Action:?????
- Improve reporting on deed restriction complaints in future meetings. This could be in the form of a matrix that can be updated periodically and posted to the website. Action: Don/Bob/Doug
- Investigate the need for survey of POA lot adjacent to boat ramp parking lot. Action: Joe/Doris Nelson
- Send email to POA membership announcing the filling of the 8th board member vacancy created by the resignation of Barbara Dickens. Action: Tim/John
- Change “OLD BUSINESS” to “UNFNISHED BUSINESS” to comply with the latest edition of Robert’s Rules of Order. Action: Doug

24) ADJOURN: 11:02

DATE	EVENT
July 9, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
July 12, 2022	City of Onalaska City Council Meeting 5:00 pm
August 13, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
August 9, 2022	City of Onalaska City Council Meeting 5:00 pm
September 10, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
September 13, 2022	City of Onalaska City Council Meeting 5:00 pm
October 8, 2022	THPOA Board Meeting 8:30 am, Clubhouse or Tractor Barn
October 11, 2022	City of Onalaska City Council Meeting 5:00 pm
October 15, 2022	THPOA Annual Board Meeting, Meet & Greet 9 am, Meeting 10 am, Garland Pavilion

If you have anything to add to the events list, please email
Tim Campbell at TimCTHPOA.com@Yahoo.com

In accordance with Twin Harbors POA Bylaws, the Board of Directors will fill the vacancy created by the resignation of Barbara Dickens. Persons interested in being considered for the position should submit a bio to Info@TwinHarborsLakeLivingston.com by 5 p.m. on July 15.