

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.**  
TWIN HARBORS CLUBHOUSE OR TRACTOR BARN, 274 VALLEYVIEW  
DRIVE, ONALASKA, POLK COUNTY, TEXAS, 77360

**MINUTES of SPECIAL MONTHLY MEETING  
HELD AT 4:30 P. M., ON FRIDAY, JULY 22, 2022 at THE  
CLUBHOUSE**

**AGENDA**

1. **CALL TO ORDER:** President Joe Polizzi. Meeting was begun at approximately 4:40 p.m. due to logistical problems with tables and chairs
  - Prayer was lead by Larry Parks
  - Pledge of Allegiance was lead by Joe Polizzi
  - Roll Call performed by Joe Polizzi
    - Board members in attendance
      - Joe Polizzi, in person
      - Don Leroux, in person
      - John Danna, by telephone
      - Bob Price, in person
      - Steve Eckert, in person
      - Doug Lehr, in person
  - In Tim Campbells' absence, Doug volunteered to capture meeting minutes.
  - See last page for list of all POA members in attendance.
2. **MEETING GUIDELINES** were explained by Parliamentarian Steve Eckert.
  1. Because this special meeting was scheduled for a Friday evening, and because the agenda was very focused, Public Forum was not held. However, questions from the floor on agenda items were encouraged
3. **President's Corner** – Nothing to report
4. **GUESTS:** There were no guests in attendance.
5. **GUEST SPEAKER(S):** See 4 above
6. **UNFINISHED BUSINESS:** Joe Polizzi moderated.
  1. 11th Amended Bylaws - board to discuss and vote on.

- 1.1. Joe Polizzi, Bob Price, and Doug Lehr spoke about the DRAFT of the 11 Amended Bylaws which would be posted later in the day on the website for the 30 day comment period as required by Article XVII of the current 10<sup>th</sup> Amended Bylaws.
  - 1.1.1. Joe described some of the major changes in the 11<sup>th</sup> Amended Bylaws.
  - 1.1.2. Bob spoke further about the changes in the new election process and how it makes POA elections secure.
    - 1.1.2.1. Bob also described some of the irregularities reported by some POA members during the 2021 Annual Election process, which were apparently intended to illegally influence voting results.
  - 1.1.3. Doug stated that the new election process will be helpful to all future boards to ensure election integrity.
  - 1.1.4. Questions from POA members about the need for paying a law firm to administer the election. Answer: The new process removes temptation to illegally influence voting results and puts controls in place that prevent attempts at fraudulent behavior.
  - 1.1.5. Question from a POA member about why someone would try to commit fraud or otherwise illegally influence voting in a POA annual election. Answer: Some board members know that irregularities occurred in 2021 and that they could have influenced voting results (multiple board members responded to this question with the same answer).
  - 1.1.6. Comment from POA member that some people will always mail their ballots back to the THPOA office. Answer: Doug Lehr stated that per the new voting process, any such ballots will not be counted.
  - 1.1.7. Question from a POA member: Did the board consider changing voting rights to one vote per member, instead of the legacy "one vote per lot"? Answer by Joe Polizzi: send your comment on this during the next 30 days.
  - 1.1.8. Doug stated that all comments should be sent to [info@twinharborlakelivingston.com](mailto:info@twinharborlakelivingston.com).
  - 1.1.9. Motion by Doug Lehr to post to the THPOA website the DRAFT of the 11<sup>th</sup> Amended Bylaws as crafted by the board, for the 30 day comment period.

- 1.1.10. Motion seconded by Bob Price.
    - 1.1.11. Vote on motion unanimously approved.
2. Filling of vacant board member position created by resignation of Barbara Dickens
  - 2.1. Michael Swearingen and Teresa Parks spoke to the POA members about their qualifications.
  - 2.2. Motion made by Joe Polizzi to select one of the candidates
  - 2.3. Motion seconded by Bob Price.
  - 2.4. Secret ballot vote held by board members.
  - 2.5. Joe Polizzi announced that Teresa Parks was selected to fill the vacant board position.
  - 2.6. The vote was unanimous.
  - 2.7. Motion made to accept Teresa Parks as the 8<sup>th</sup> board member.
  - 2.8. Motion seconded.
  - 2.9. Vote was unanimously approved.
3. Pool update - partial payment to Wise Pools, discuss and vote on.
  - 3.1. Steve described current pool status and provided many details on pump condition, motors, valve condition, recent repairs by Oasis, and some history of Oasis service.
  - 3.2. Steve described the primary problem that prevents pool opening which is the lack of a dedicated water return line to the baby pool, would supply water to it.
  - 3.3. Steve further described Wise Pool's efforts to date to locate the return line that POA members contend was always operational.
  - 3.4. Wise Pools contends that the supply line never existed.
  - 3.5. A POA member stated that an operational baby pool return line always existed, and that all lines were visible after the original deck was jack-hammered to be removed. The POA member further believes that Wise Pools damaged the return line while jack-hammered the old deck, to prepare for pouring the new deck.
  - 3.6. Steve also stated that Wise Pools is requesting a progress payment of \$35,000, which would leave a large balance to pay on the original contract, to include contingency repairs to date.
  - 3.7. Steve stated that a decision needs to be made as to how to handle the situation given that the pool is not yet operational.
  - 3.8. Doug further stated that the lack of a dedicated return line into the baby pool results in a stagnant flow space in approximately half of the baby pool, and that this prevents the required exchange of water in the baby pool which is 1 volume per hour.

- 3.9. Question from POA member: Is it the case that the pool contractor (Wise Pools) has not yet turned over a fully operational pool to THPOA? Answer: Yes.
- 3.10. The same POA member volunteered to help resolve the situation with Wise Pools, stating that contractors must be held accountable and that the POA must avoid the situation where Wise Pools takes the progress payment and then fails to deliver an operational pool.
- 3.11. Motion made by Doug Lehr to create a committee of 3 or 4 board members, and the POA volunteer as advisor, to meet the following week with Wise Pools to resolve this standoff.
- 3.12. Motion seconded by Bob Price.
- 3.13. Discussion resulted in creation of this committee with a volunteer POA member: Steve Eckert, Bob Price, Doug Lehr and POA volunteer Mark Farrar.
- 3.14. Vote on motion was approved unanimously.
- 3.15. Committee decided to engage Wise Pools on the afternoon of Wednesday 27 July 2022 to discuss.
4. Update of Management Certificate
  - 4.1. Steve described the changes needed in the amended certificate
    - 4.1.1. Change contact info from Barbara Dickens to Joe Polizzi
    - 4.1.2. Editorial corrections, to include correct data
    - 4.1.3. Motion by Bob Price to amend as recommended by Steve
    - 4.1.4. Motion seconded by Doug Lehr
    - 4.1.5. Motion approved unanimously
5. N/A

**7. PUBLIC FORUM:** Not held, see 2 above.

## **9. ADJOURN**

1. Motion to adjourn by Bob Price
2. Motion seconded by Doug Lehr
3. Meeting was adjourned at approximately 5:40 P.M.

FRIDAY  
7-22-2022

# GENERAL SIGN IN

Loretta Gray  
Joan Swearingen  
Mickie Swearingen  
Dulcie Janner  
Pam Harvey  
Sub  
Larf

Cheryl Jane  
SWARA JAMES  
Althea Elliott  
Kay Brown  
BB Brown  
Doris Nelson  
Jan Nelson  
Yvonne Belcik  
Gary Belcik  
Don Kama

Joseph Polizzi  
John Donna (by telephone)  
Doreen