

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
August 13, 2016

**Directors Present:**

Paul Laverty, Bill Belcher, Steve Eckert, Cliff Budd, and B. Milton (Chip) Choate

**Directors Absent:**

Joseph Polizzi, Melvin Cassel, and Ken Van Hook

**Guests Present:**

Michael Farr, Sandra Jaynes, Kyle Kelly, Barbara Dickens, Hazen and Nannette Fanjoy, and Don Wolf

Due to the absence of the **President Joseph Polizzi** and **Vice-President Ken Van Hook**, **Secretary Chip Choate** called the meeting to order at 9:08 AM.

Chip called for nominations for a President Pro-Temp to serve as President for this one meeting. Steve Eckert nominated Paul Laverty as President Pro-Temp. The motion was seconded and approved. Paul Laverty administrated the meeting.

Paul Laverty asked the board to review the Minutes for the July 9, 2016 board meeting. Bill Belcher made a motion to approve the minutes for July 9, 2016. The motion was seconded and approved.

**Treasurer's Report:**

Treasurer Paul Lavefty, reported the cash bank balances as of end of July, 2016.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$67,478.64
THPOA - Special Assessment Checking	52,464.98
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$119,959.02
Road Deposits	1,000.00
Donations for Pool Fund	1,953.18

Donations for Tractor Storage Building	2,700.00
Special Pool Account	500.00
<b>TOTAL BANK BALANCE</b>	<b>\$126,112.20</b>

The board reviewed the balance sheet for the month ending July 31, 2016, the income statement and the statement of cash flow for the eleven (11) months ending July 31, 2016.

Paul Laverty reported the process of submitting names to our collection agency has begun. The first stage will be the submission of approximately 30 property owners who are past due twelve (12) or more months.

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

**Open Forum:**

Hazen Fanjoy appeared in Open Forum to discuss replacing vents in both the men's and women's bathrooms. The existing vents were never connected and were both ill placed. Hazel said it would cost about \$250.00 to replace both vents and realign the position of the vents. The board requested Hazen to continue. Work will be delayed until October or November when the weather has cooled.

Sandra Jaynes appeared in Open Forum to discuss the build up of tree limbs and wood debris in the association drainage ditch which is adjacent to the main boat ramp. Chip Choate indicated that he would follow up with a request to clean out the drainage ditch.

Kyle Kelly appeared in Open Forum to discuss a home in Twin Harbors that is being operated as a day or weekly rental. The issue was referred to Steve Eckert for action.

**Correspondence:**

Chip Choate reported no correspondence received in the month of July.

**Complaints:**

Steve Eckert reports the pontoon boat on Lakefront Drive has been removed from the front of the house. The large fiberglass containers have been removed from a lot. New complaints have been received on a Pontoon boat, a jet ski and a travel trailer that are all parked in violation of deed restrictions.

**Building Permits:**

Cliff Budd reported one (1) building permit was requested and approved in the month of July 2016. The permit approved was for the construction of a bulkhead for a home on Harbor Drive. Year to date, twenty (20) building permits have been requested and approved.

**Field Maintenance Activities:**

The association tractor has logged one hundred and forty-eight (148) hours as of the end of July 2016. Routine maintenance is set for 150 hours. This maintenance will be handled internally.

**Pool Report:**

Bill Belcher reported that the pool has been open since May 1st. Backyard Oasis has made several small repairs.

Bill indicated that either he or Melvin Cassel closes and locks the pool at night and Barry Bounds opens the pool each morning.

Paul reported that one of the handrails on the swimming pool is loose. He will contact Backyard Oasis and have the handrail repaired.

Paul Laverty reports that he has purchased a new camera security system to be installed at the clubhouse/pool area.

Chip Choate reported that he has purchased ten (10) t-shirts with "Twin Harbors Security" printed on the front. Paul Laverty will organize five (5) teams of two (2) individuals who will conduct random security checks for illegal keys and other violations of pool rules and regulations. Michael Farr and Paul Laverty will comprise one of the teams. Michael requested "Security" hats in addition to the t-shirts. Chip was requested to purchase six (6) THPOA Security hats.

**Other Business:**

Chip Choate initiated a discussion on Twin Harbors swimming pool. Chip reported that the association has made its initial \$500.00 into a special pool account. \$500.00 will be deposited each month.

Paul Laverty has deferred discussion of the budget until September.

Paul Laverty and Cliff Budd reported a new gas water heater has been installed at the clubhouse/pool. Cost of the water heater and installation was \$650.00.

Chip Choate reported that Precinct 2 has completed the road work scheduled for Arrowhead Drive, Valleyview Drive and Harbor Drive.

Chip Choate initiated a discussion of the following documents which are scheduled to be mailed to property owners on September 1st: August 2016 Winds, October 2016 Candidate Ballot, Special Assessment Ballot, Voting Instruction Guide, Agenda for the October 2016 Annual Meeting and the Agenda for the Special Board Meeting on October 15, 2016. After the documents were reviewed by the board and suggestions for modifications were received, Cliff Budd made a motion to approve the documents as amended. The motion was seconded and approved.

Chip Choate initiated a discussion on a proposal to make Twin Harbors a “No Solicitation” subdivision. Steve Eckert made a motion to make Twin Harbors a “No Solicitation” subdivision. The motion was seconded and approved. Chip Choate requested authority to purchase and install “No Solicitation” signs at each of the three entrances. Cliff Budd made a motion to authorize purchase of the three signs, the motion was seconded and approved.

Chip Choate reported that volunteers were needed to help stuff envelopes on Wednesday 31, 2016. Stuffing session will be held in the City of Onalaska conference room at 1:00pm.

Steve Eckert initiated a discussion on the purchase of rock for the second boat ramp. Steve is to develop a detailed cost estimate and report to the board.

Chip Choate reported that five property owners have committed to be candidates for the October 2016 election. These candidates are Michael Farr, Rick Garlock, Joseph Polizzi, Paige Street, and Don Wolf.

Paul Laverty made the following announcements.

DATE	EVENT
Saturday, September 10, 2016	Twin Harbors August board meeting, clubhouse at 9:00am. Everyone is invited.

DATE	EVENT
Saturday, October 15, 2016	Twin Harbors Annual Meeting at Clubhouse. Refreshments at 9:00am and the meeting begins at 10:00am.
Saturday, November 12, 2016	Neighborhood Watch Meeting, City of Onalaska Conference Room at 4:00pm. Everyone is invited to attend.

The next board meeting is scheduled for Saturday, September 10, 2016.

Bill Belcher made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:31am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary