

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
August 11, 2018

Directors Present:

Paul Laverty, Steve Eckert, Debbi Roberts, Rick Garlock, Michael Farr, Liz Segrest, and B. Milton (Chip) Choate

Directors Absent:

Don Wolf

Guests Present:

Barbara Dickens, Bonnie Laverty, Sherry Pierce, Debra Tanner, Hazen Fanjoy, Nanette Fanjoy, Gary Sanders, Sandra Jaynes, and Stephane Hickman

Paul Laverty, President, called the meeting to order at 9:00am.

Paul asked the board to review the Minutes for the July 14, 2018 Board Meeting. Steve Eckert made a motion to approve the minutes for the Special Called July 14, 2018 Board Meeting. The motion was second and approved.

Treasurer's Report:

Treasurer Debbi Roberts reported the cash bank balances as of end of July, 2018.

Account	Balance
THPOA - Regular Checking	\$61,278.82
THPOA - Special Assessment Checking	71,895.32
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$133,189.54
Road Deposits	1,000.00
Special Administrative Account	4,862.98
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$144,512.52

The board reviewed the balance sheet for the eleven (11) months ending July 31, 2018, the income statement for the eleven (11) months ending July 31, 2018, the income statement for the month of July 2018, and the statement of cash flow statement for the eleven (11) months ending July 31, 2018.

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

Open Forum:

No Twin Harbors property owners appeared in Open Forum.

Correspondence:

No correspondence received in the month of July 2018.

Complaints:

Liz Segrest reported two (2) complaint letters issued in July. A trailer parked on Whisperwood Drive has been removed and a trailer parked on Wildwood Harbor Circle has been moved behind the front property line.

Building Permits:

Steve Eckert reported four (4) permits were requested in July 2018. A house on Sunset Drive has been re-roofed from composition to a metal roof. A storage shed has been approved for a home on Wildwood Harbor Circle. A bulkhead has been approved for a lot on Point Drive. In Section 1, a storage building was approved.

Field Maintenance Activities:

Chip Choate reported that in June, Barry Pounds mowed rights of way and cleaned the boat ramp area.

Pool Report:

Paul Laverty reported that the association pool skimmer problem has been fixed. In addition, Backyard Oasis has repaired a hole that developed in the pool. The pool is open Tuesday through Sunday from 10:00am to 9:00pm. The pool is closed on Mondays, except holidays, for routine maintenance, cleaning, and adding chemicals.

Other Business:

Paul Laverty initiated a discussion of the new front gate. The gate is heavy and is difficult to close. The association has purchased a heavy duty hydraulic door closer for the front gate. Michael Farr will install the door closer.

Debbi Roberts reported that the date for the Twin Harbors Garage/Yard sale has been set for Saturday, October 6, 2018

The deadline for registering as a candidate for the October 2018 election has passed. The four property owners who registered as candidates are Debbie Tanner, Rick Garlock, Joseph Polizzi, and Barbara Dickens. These property owners will be installed as directors at the Twin Harbors Annual Meeting in October 2018.

Steve Eckert made a motion to cancel the October 2018 board member election because only four (4) property owners registered for the four available positions. The motion was seconded and approved.

Paul Laverty reported to the board that repairs to the apron at the boat ramp have been completed. A portion of the asphalt damaged due to heavy rains has been replaced with concrete.

Chip Choate made a motion to approve the Special Assessment Ballots to be mailed to property owners in September. The motion was seconded and approved.

Rick Garlock made a motion to approve the Agenda for the Annual Meeting to be held on Saturday, October 20, 2018. The motion was seconded and approved.

Debbi Roberts made a motion to approve the Agenda for the Special Called Board Meeting to be held on Saturday, October 20, 2018. The motion was seconded and approved.

Paul Laverty initiated a discussion concerning the purchase of a bank of postal boxes. Chip Choate made a motion to approve purchasing a bank of postal boxes for installation at the Twin Harbors clubhouse/pavilion. The motion was seconded and approved.

Debbi Roberts initiated a discussion regarding the authority to proceed with foreclosure proceedings against David Gilbert due to delinquent maintenance fees and delinquent special assessment fees. Chip Choate made a motion to proceed against David Gilbert. The motion was seconded and approved.

Paul Lavery and Chip Choate reported that Commissioners Court has approved the 2018 Twin Harbors road maintenance project. The planned improvement of Sunset Drive and Whisperwood Drive are anticipated to be finished in 2018 while Kyle Street and Moonlight Drive Circle will be deferred to a later year.

Barbara reported no negative action in the neighborhood watch program. Gary Sanders reported that someone had tampered with ignition switch on his pontoon boat.

Paul Lavery made the following announcements.

DATE	EVENT
Saturday, August 11, 2018	Twin Harbors August Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Tuesday, August 14, 2018	City of Onalaska August Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, August 14, 2018	Polk County August Commissioners Meeting #1 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Monday, August 20, 2018	Onalaska Independent School District August Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Thursday, August 23, 2018	Onalaska Fresh Water Supply District August Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.
Tuesday, August 28, 2018	Polk County August Commissioners Meeting #2 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.

DATE	EVENT
Saturday, September 8, 2018	Twin Harbors September Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Saturday, October 20, 2018	Twin Harbors Annual Meeting will be held in the Twin Harbors clubhouse/pavilion. Refreshments will be served beginning at 9:00am and the meeting will begin at 10:00am. Everyone is invited to attend.
Saturday, November 10, 2018	City of Onalaska Tribute to Veterans and Muster will be held at the Onalaska City Park beginning at 11:00am. Please plan to attend as we honor our veterans for their service.

The next board meeting is scheduled for Saturday, September 8, 2018.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:57am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary