

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
Saturday, August 14, 2021

**MINUTES**

**Directors Present:**

Barbara Dickens, Debbie Tanner, Rufus Hobbs, Jimmie McCorkle, Sherry Pierce and Tim Campbell

**Directors Absent:**

Paul Laverty and B. Milton (Chip) Choate

**Guests Present:**

George & Karen Minx, Tom & Brenda Crockett, Don Leroux, Steve & Linda Eckert, Chris Copenhaver, Gary & Lyn Sanders, Sherri & Don Reese, Katherine Ketner, Pam Harvey, Rick & Elaine Curry, Doug Lehr, Debbi Roberts, Sandra Jaynes, Brandy Midura, Curtis Dickens, Loretta & Josh Gray, Bob Price, Lana Shadwick, John Danna, and Heather & Kenneth Coker

**Barbara Dickens, Vice President**, called the meeting to order at 8:30am.

**Open Forum:**

We had 15 property owners' sign up to speak during Open Forum.

**Steve Eckert**, (4:34 minutes), addressed the number in attendance at this meeting and then addressed the boards "secret emergency meeting" held in July. He indicated that during his 4-year tenure on the board there were no emergency meetings, ever! Expressed his concerns about the architectural committee approving "metal houses" and stated the previous board meeting minutes showed no visitors listed in attendance. He stated property owners need to pay attention to what is going on at city hall and commissioners court because the board has not provided comments from these meetings. He spoke briefly about the ad valorem tax that was apparently a recent tax item. Alleges that the July emergency meeting was secretive because notice wasn't provided to property owners and an agenda wasn't sent out or posted on the website or at the POA office. Steve Eckert discussed concerns with Air BNB rentals and guests not taking care of their dogs while there; he stated that if an unleashed dog comes at him while he's walking his dog he will shoot the dog.

**Gary and Julie Belcik**, (*proxy read by Steve Eckert*) (3:13 minutes), Gary & Julie emailed a letter to THPOA and asked that Steve read it for them at the meeting. (Need to ask Laurie to print this email to attach to these minutes.) Steve read from their letter: We have not received POA e-mails regarding the sale of lot 10, mowing of easement

needs to be addressed – Barry isn't accomplishing all the mowing. Air BNB / VRBO- what is the regulations? Noise and dogs at the Air BNB, unsecure fence at the Air BNB on Harbor drive, and "Metal houses" were the key points from their letter read by Steve.

**Chris Copenhagen**, (55:21 seconds), – The last Board meeting minutes posted to our website are from May 2021. Minutes should be posted to the website within a week of the meeting, just state the minutes are pending approval at the next board meeting.

**Rick Curry**, (3:32 minutes), lot 10 – according to the minutes from the annual meeting in October 2013 the board stated this lot would not be sold because it is a boat ramp, and that label would carry forward if sold giving all property owners rights to using it. What has changed? Answer: Barbara Dickens responded stating, "Nothing, that was mis-information." We consulted with a Title Company and real estate attorney for clarification and was told it was listed as just a lot, not a boat ramp and we are able to sell it as we did several other lots the developers signed over to the POA years ago.

**Elaine Curry**, (50:49 seconds), currently concerned about lot 10 and the "metal house" that deviates from the norm and needs to come down now. Suggested an immediate moratorium on permits for metal houses.

**Don Leroux**, (48:73 seconds), spoke about laws being enforced.

**Lana Shadwick**, (wasn't signed up to speak but did), she stated that she didn't receive notice about this meeting. Debbie Tanner spoke up and stated the board meetings are held the 2<sup>nd</sup> Saturday of each month and have been for years, we're not required to email notice to the property owners each month. Steve Eckert responded stating that we have to post the agenda 72 hours prior to the meeting. Barbara Dickens said Chip did send out emails with the agenda in the past but due to health issues has not been able to do so the past couple of months. We can investigate getting this covered going forward.

**Doug Lehr**, (2:05 minutes), we have a few lots that have been cleared and some burning has taken place as well, but it appears they have fallen into a state of disrepair. One has a work bench at the back another a broken-down picnic table and more. What are the standards for lot clearing?

**Sandra Jaynes**, (1:02 minutes), spoke about burn damage to her house after someone was popping fireworks. Onalaska PD was unable to determine the alleged perpetrators after reviewing her security footage. She asked if anyone has any information about this incident to please come forward. Issues with the "metal house".

**Debbi Roberts**, (2:22 minutes), Lot on Whisperwood, have the owners been fined? What is the status of the lot? She stated that he's building a "metal house". Shery Pierce responded to her questions.

**Josh Gray**, (3:35 minutes), Confused by lot 10, the bid process, the change of date, etc. What does it take to be on the agenda? Concerns about Air BNB. Can we establish some sort of restrictions? Misinformation about lot 10 due to rumors.

**John Danna**, (54.64 seconds), stated that state law doesn't allow HOA / POA to restrict Air BNB's.

**Loretta Gray**, (seconds), said she isn't against Air BNBs, but we should have some guidelines for them. She wants to be on the committee to address these items.

**Josh Gray**, (42.12 seconds), concerns about metal houses and loud music at Air BNBs.

**Debbi Roberts**, (seconds), asked about bushes being cut at the main entrance, they need it. Response provided; they were trimmed recently but we will have them trimmed again.

**Don Leroux**, (seconds), asked when we had the Aggie Bonfire scheduled. Tim Campbell addressed this stating that J. Stutz provided us with some issues about unattended fires, and we should call the police dispatch line and he provided the phone number.

**Bob Price**, (4:42 seconds), stated they moved here in 2018 because it was a beautiful community but now they are greatly concerned about the change in standards. We have a lack of enforcement of standards, the allowance of metal buildings, existing properties not maintained, Air BNB – doesn't meet the definition of single-family home and concerned about Health and Safety issues that should be addressed by Lee Parrish. Does the city have any jurisdiction over Air BNBs?

**Tom Crockett**, (3:28 minutes), expressed concerns about the roads in the subdivision, his wife has back issues and they have to go around to avoid potholes. Indicated that the board needs to address assessing road damage fees.

**Brandy Midura**, (45.67 seconds), the sale of lot 10 affects her enjoyment of her house and the subdivision. She paid a premium for her view and was told nothing would ever be built on that lot.

Barbara Dickens addressed her concerns stating that we went to a title company about selling the lot. The POA has spent a lot of money to maintain the lot over the years with no benefit to the property owners. It's important for us to sell the lot to improve other areas. The funds will help cover repairs in the pool area and the boat ramp area. We have a pool pump that just recently broke and needs to be replaced.

Brandy stated that as a group we need to investigate long term funds for this. Debbi Roberts asked about the Pool fund to cover pool repairs. Sherry Pierce addressed the issues of what needs to be replaced/repared for the pool. Debbi Roberts asked if we could set up a special assessment fund to cover the pool repairs. Debbie Tanner responded that we can't get people to pay their maintenance fees or the current special assessment fees for the roads, we won't be able to collect from them for pool repairs.

\_\_\_\_\_ ?? Stated she put down \$2,000 deposit when they built their home in 2019 and only received \$1,000 of that back. Jimmie McCorkle stated that he also paid the \$2,000 deposit and asked about it when he became a board member and was told we don't charge that anymore, it was a legal issue.

\_\_\_\_\_ ?? Asked what the current balance in the account is. Debbie Tanner responded that this would be covered under the financial reports.

**Lana Shadwick**, (50.42 seconds), stated she had put down a \$2,000 deposit and has spent more investing in her property and she isn't going to accept us doing things to diminish her property values. She also stated that board members are doing a poor job yet; she's not willing to assist or get involved. Barbara Dickens addressed these comments, this will not diminish property values. Sandra Jaynes said if it doesn't add value then why are we approving it? We need to address these issues and we will in the Architectural section.

### **Consent Items:**

Consent items are defined as Minutes and the Income statement, balance sheet and statement of cash flow for the ten (10) months ending July 31, 2021:

Debbie Tanner presented the Monthly Treasurer's report ending July 31, 2021 as follows:

<b>Account</b>	<b>Balance</b>
THPOA – Regular Checking	\$65,672.84
THPOA – Special Assessment Checking	109,419.01
THPOA – Petty Cash	16.40
Special Administrative Account	5,400.20
Special Pool Account	19,730.44
<b>Total Bank Balance</b>	<b>\$200,238.89</b>

The board reviewed the minutes and the financial reports. Barbara Dickens asked for a motion to approve the consent items.

Rufus Hobbs, made a motion to approve the consent items, the motion was seconded and approved.

Steve Eckert questioned the financials, specifically the check signors added at the July Special Emergency Meeting. Stated that we violated the bylaws by adding the additional check signors and those added had better stop signing and read the bylaws. Some discussion was held and stated that we didn't intend to violate the bylaws but would investigate that, Chip could have investigated this we're not sure, but it will be addressed.

### **Secretary's Report:**

Chip Choate was absent, Barbara asked Tim Campbell if he received the report from Chip, he stated he had not received it.

### **Parliamentarian's Report:**

Sherry Pierce, reported on the complaints received and how they were handled. Two (2) written letters will be sent out. I try to address items in person when possible. In Section 1 there was a written complaint received and she investigated but what she saw wasn't rubbish, it was her child's toys, and she wasn't going to tell her to throw away her child's toys because they were dirty and damaged. Comments received from audience: Thank you for what you do for us, I live in the Woodlands...What we needs are written standards to go by. Tim Campbell spoke up and said we do have this in place and sherry does follow that, doing what she can. Sherry stated that she owns a lot of property here and is doing what she can. Don Leroux said he owns a Kevlar vest and is welcome to borrow it if needed.

### **Chief Architect's Report:**

Rufus Hobbs, reported on permit requests received and approved for the subdivision on Kyle Street, Moonlight, Lakefront, and Whisperwood. We have some close to deadlines and will address this with the property owners. Some questioned the type of requests received and what they were for. Pam Harvey asked if she needed a permit to clear the additional 10' on the lot to allow more room for the house they are building, was told she did not need a permit for this clearing. Question asking at what time are we at to stop metal buildings? Linda Eckert said we are already at that point. Steve Eckert stated that there were 4 board members who approved the metal building, others asked who the 4 who approved it were. Those who spoke up and said they approved the building permits were Tim Campbell, Sherry Peirce, Debbie Tanner, Barbara Dickens and Rufus Hobbs.

Linda Eckert spoke up to address the Metal Housing approved. (She read from her notes and Tim asked her for a copy, she stated she would email them to him. Not sure if they were received yet. DT)

Lana said she wanted to be on the committee to address metal houses.

Tim Campbell stated that by law, the Architect committee will go into effect as of 9-1-21 and Lana is welcome to have at it.

Steve Eckert spoke up about when he was on the board, he too was one of the architects and what the process was at that time. Barbara stated that this will change as of 9-1-21 and we don't have the process worked out yet. We will do this at a planning meeting on Thursday, August 19<sup>th</sup> from 2 – 5 pm here at the clubhouse and property owners are welcome to attend. Lana asked if the time can be changed for

those who work. Barbara said the time has been set and will not be changed. Doug Lehr said that a moratorium should be set on metal homes being approved until the changes are set.

### **Maintenance Report:**

Barbara Dickens reported we had nothing to report at this time. People asked about mowing of the ball field, it's not being done often enough. Barbara stated that you are welcome to volunteer to mow any areas you want. She was asked if they can use the tractor to mow it, her response was no, no one except those listed on the insurance can use the tractor. You are welcome to use your own riding lawn mower, others have volunteered to do so in areas in the past.

Curtis Dickens addressed volunteerism. What are we doing for our subdivision except complaining? Stated that we should work together to bridge the gaps of what isn't able to be done by hired personnel. Requested prayers for Chip, moment of silence.

### **Community Center Report:**

Paul Laverty was absent, Barbara reported that we needed to repair #3 Filter on the pool pump and the estimate to be up to \$1,200 to fix it. Debbie Tanner made a motion to approve the use of the pool funds to fix the pump for the quoted amount of \$1,200, it was seconded and approved.

### **Implementation of SB1588:**

Barbara restated that we would have a working meeting on this Thursday, August 19<sup>th</sup> at the clubhouse from 2 – 5 pm.

### **Other Business:**

Barbara stated reasons to sell the lot located in Section 5, Block 2, Lot 10. Debbie Tanner opened the 2 bids received. The first bid was received at the PO Box on 8/13/21 at 5:19 pm from Jeffrey Gilliland, he didn't meet the bid requirements, and bid was under the minimum amount. His check and form will be mailed back to him on Monday by Debbie. The second bid was received at the POA Drop Box on 8/13/21 at 5:10 pm from Sherry Pierce and Whisperwood Properties for \$117,505.00 that included a complete bid form and deposit check #1167 in the amount of \$11,751.00 and this was announced to everyone. Barbara Dickens and Debbie Tanner collected both bids together and initialed both envelopes.

The next step will be to prepare a contract, take it to the Title Company and then if all goes well, and close on it.

Rick Curry asked why we stated in May the vote was going to the property owners to sell the lot and why we changed it. Barbara responded.

Doug Lehr asked if we could post a list of what needs to be done so people can sign up to volunteer.

One of the guests asked if we could start up a Facebook page for the POA. Mixed comments were received. Tim Campbell discussed the THPOA Newsletter. His wife has volunteered to re-start the community newsletter, request that comments be positive, productive, and not negative as most of what we see around us and on our devices is negative.

**Adjournment:**

Debbie Tanner made a motion to adjourn the meeting. The motion was seconded and approved. The meeting was adjourned at 10:40 am.

**TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS**

Nothing submitted at the meeting for this topic.

Respectfully submitted,

Tim Campbell

