

# Twin Harbors Property Owners' Association

## Board of Directors Special Meeting

Saturday, August 13, 2022, at 8:00 a.m.

### Twin Harbors Clubhouse

274 Valleyview Drive, 77360

## DRAFT MINUTES

**NOTE: THIS WAS INTENDED TO BE A REGULAR MONTHLY BOARD MEETING, BUT DUE TO INSUFFICIENT NOTIFICATION BY THE BOARD, IT WAS CHANGED TO A SPECIAL MEETING**

- 1) Joe Pilozzi called the meeting to order at 080 am.
  - a. Members in attendance: Joseph Polizzi, Steven Eckert, Don LeRoux, Bob Price, Doug Lehr, Teresa Parks, Sandra Jaynes, and Tim Campbell (audio).
  - b. Residents in attendance:
- 2) Meeting Guidelines – Steve Eckert
- 3) President's Corner
  - a. Green for Green. Joe states about \$270 collected to date. Could these funds eventually be used for an awning for the mailboxes or an update to the athletic field? Note: a mailbox awning would be a new construction item.
- 4) Guest Speaker None
- 5) Speaker: None
- 6) Unfinished business:

All board vacancies filled, upcoming election canceled, no additional candidates. **0849**

- Road plan sent to Commissioner Ronnie Vincent, matching funds are available in THPOA roads account. New commissioner set to take office on 1 January, 2023, he will be under no obligation to honor past agreements. **0852.**
- Motion to establish account at Landsdowne Moody Tractor for tractor maintenance by Joe Pilozzi. Bob 1, Doug 2, all approved.
- Expenditure of \$1,500 +/- 10% for 100 hour maintenance inspection, Bob, Doug, all approved.
- Survey of lot adjacent to boat ramp parking lot. Joseph states that there is no need for a professional survey at this time.
- Establish roads committee with Mark Farrar as chairman, Bob 1, Steve 2<sup>nd</sup>, all approved. **0909**
- Don LaRoux as the board contact for the roads committee, Bob 1, John Danna 2<sup>nd</sup>, all approved.
- Estimated cost of annual election: tabled, Bob 1, Doug 2, all approved.

- New check signers, tabled until after Annual Meeting in October at **0914**, Bob 1, Doug 2, all approved.
- Limiting the amount of cash in the THPOA office, Bob 1, John 2, all approved with signage on the gate indicating no cash in office, **0925**.
- Multiyear facilities master plan established with the goal of 1 Oct for forming a committee. All approved, **0928**

7) Public Forum – Other items 1006 -

Presentations by Twin Harbors property owners or a representative of a property owner. Public Forum allows property owners or their representatives to comment on agenda items and shall be limited to a maximum of three (3) minutes to make his/her remarks. Maximum discussion on any agenda item, regardless of the number of property owners wishing to address the Board on such agenda item (or items), shall be limited to thirty (30) minutes. This board will not discuss, deliberate, or take action on any item or topic not listed in the agenda. Board reserves the right to move comments requesting action or deliberation to a future meeting to be placed on the agenda under Old Business with the boards reply or if needed added as a separate agenda item for discussion and action.

8) CONSENT AGENDA ITEMS:

I e-mailed the minutes after the start of the meeting. Minutes tabled for the next meeting at **1039**.

9) CORRESPONDENCE REVIEW: Discussion and take action – Tim Campbell, Secretary.

10) Complaints regarding Aqua nuts membership addressed by Joe Pillozzi.

- Aquanuts are approved to use the pool 7 days per week due to delays in pool opening post-renovation.
- Lot with car repairs being conducted, LE activity, **10:43**
- DR 122 A:
- DR 122B: A&B approved at **10:46**
- DR 122C: Wildwood Harbor, notice approved at **10:47**
- DR 122D: 330 Harbor Drive, lending of boat ramp key. Megan Farley / Air BNB issue, 60 day revocation. Motion approved by all.
- DR 122E: Rubbish in the yard, Doug L 1, Bob 2, motion approved by all.
- DR 122D: Issue resolved, neighbors resolved issue via face to face. **11:00**

11) CLUBHOUSE AND POOL: Steve Eckert. Aqua Nuts usage and hours addressed. **11:15**.

Discrimination claim by Aqua Nuts dropped as the membership is approved to all over 16, e-mail to be sent to complainant. Motion approved by all at **11:27**.

12) 11th AMENDED BYLAWS UPDATE: John Danna - number of emails or comments received; reminder of deadline 22 August 2022; Special Meeting request for 22 August for board to discuss and vote on 11th Amended Bylaws has been canceled. Comments by THPOA residents are due. approved by all.

13) BULKHEAD REPAIR: Steve Eckert. Discuss and take action

14) APPOINT TERESA PARKS TO OFFICER POSITION: Discuss and take action to appoint an assistant compliance officer. Teresa Parks was unanimously approved. Bob 1, Doug 2<sup>nd</sup>, **11:38.**

15)

16) . ARCHITECTURAL REVIEW AUTHORITY (ARA) –

- 6 permits, 3 boat house applications received.
- Question from POA member about when the ARA process will be digitized?

17) **COMMITTEES** – Chairpersons

- Deed Restrictions
- Facilities
- Welcome
- IT
- Garage Sale

Social

ADJOURN: **11:57am**

## **Twin Harbors and City of Onalaska Calendar of Events**

<b>DATE</b>	<b>EVENT</b>
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](mailto:TimCTHPOA.com@Yahoo.com)