

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
September 10, 2016

Directors Present:

Joseph Polizzi, Paul Laverty, Bill Belcher, Cliff Budd, and B. Milton (Chip) Choate

Directors Absent:

Steve Eckert, and Melvin Cassel

Guests Present:

Joseph Polizzi, President, called the meeting to order at 9:03am.

Joseph asked the board to review the Minutes for the August 13, 2016 board meeting. Cliff Budd made a motion to approve the minutes for August 13, 2016. The motion was seconded and approved.

Joseph asked for a moment of silence in memory of Ken Van Hook who recently passed away.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$58,682.65
THPOA - Special Assessment Checking	2,197.18
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$60,895.23
Road Deposits	1,000.00
Donations for Pool Fund	2,003.18
Donations for Tractor Storage Building	2,700.00
Special Pool Account	500.00
TOTAL BANK BALANCE	\$67,098.41

The board reviewed the balance sheet for the month ending August 31, 2016, the income statement and the statement of cash flow for the twelve (12) months ending August 31, 2016.

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

Open Forum:

Chip Choate appeared in Open Forum to report that a motor home has been parked in the association storage lot without being registered and without fees being paid. The motor home is a 1991 Craftsman, with Illinois plates and whose registration expired in January 2015. Attempts to contact the registered owner (name provided by local authorities) have not been successful. We will post a sign on the motor home requesting the owner to contact Chip and we will continue in our efforts to locate the owner and have the trailer removed. If this does not prove successful we will initiate legal action to remove the motor home.

Sandra Jaynes appeared in Open Forum to follow up on the topic of a "No Wake" sign for the main boat ramp area. Chip Choate indicated that he would follow up with the Trinity River Authority and obtain the requested sign.

Bonnie Laverty appeared in Open Forum to bring the board up to date on the issue of stray dogs/pets. The Onalaska Mayor has formed a committee to study the issue and to make recommendations to the Onalaska council for constructive action. Members of the committee are Bonnie and Paul Laverty, Tammy Heeth (Onalaska Police Officer), Lew Vail (former Onalaska Mayor and currently a reporter for the Polk County Enterprise), and David Shoomer (unofficially a part time dog catcher of the City of Onalaska). Each member has been assigned specific tasks and will make a presentation to the Onalaska council at the October council meeting on Tuesday, October 11, 2016.

Kyle Kelly appeared in Open Forum to request that Barry Pounds be instructed to drive slower on the roads within Twin Harbors. Kyle also requested that a straw vote be taken at the Annual Meeting concerning the issue of opening the meeting with a prayer. This issue was discussed and it was decided to move forward with a straw vote. Kyle then put forth the topic of the new Twin Harbors phone directory. Kyle has encountered some computer software issues and the directory has yet to be completed. Kyle indicated the software issue has now been resolved and the directory is nearing completion. When finished Kyle will provide Chip with a soft copy for printing and then distribution.

Jim Wyckoff appeared in Open Forum to present a new American flag to the Twin Harbors Property Owners Association. The new flag will replace the American flag which currently flies at the main entrance to the subdivision.

Correspondence:

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

Complaints:

Steve Eckert was absent and his complaint report was deferred to the

Building Permits:

Cliff Budd reported no building permits were requested in the month of August 2016. Year to date, twenty (20) building permits have been requested and approved.

Field Maintenance Activities:

Cliff Budd reported the association tractor has logged one hundred and fifty-six (156) hours as of the end of August 2016. A guard on the tractor has been damaged and Cliff will contact Peters Tractor in Livingston to discuss replacement.

Pool Report:

Bill Belcher reported that the pool has been open since May 1st and is scheduled to close on September 30th. Backyard Oasis has made several small repairs.

Chip Choate reported that as requested in the August board meeting he has purchased six (6) caps with "THPOA Security" on the front. The caps were distributed to various members of the security team.

Other Business:

Chip Choate made a motion to accept, with regrets, the resignation of Ken Van Hook. The motion was seconded and passed.

Paul Laverty presented a proposed budget for the fiscal year ending August 31, 2017. Budget approval was deferred until October to allow time for board members to review.

Cliff Budd and Paul Laverty reported that repairing the ventilation system for both bath rooms will proceed in November when the weather has cooled.

Chip Choate reported that a group of volunteers met in the conference room of the City of Onalaska and stuffed envelopes for the September mailing. Items included in the mailing were the 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.

Chip Choate reported that “No Solicitation” signs will be posted at each of the three entrances when the signs are received.

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. With the resignation of Ken Van Hook, five (5) board positions are available. The voting for candidates will continue with the candidate receiving the least number of votes being elected to a one (1) year term and the others being elected to two (2) year terms.

Paul Laverty and Chip Choate initiated a discussion of a property owner who is renting their Twin Harbors home on less than a six (6) month basis. The rental period is for a week or a weekend. A formal letter will be mailed to the property owner advising of the deed restriction violation.

Discussion and action on the Twin Harbors boat storage area was deferred until November.

Joseph Polizzi made the following announcements.

DATE	EVENT
Saturday, October 8, 2016	Twin Harbors October board meeting, clubhouse at 9:00am. Everyone is invited.
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, October 8, 2016.

Bill Belcher made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:22am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary