

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
September 8, 2018

Directors Present:

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

Directors Absent:

None

Guests Present:

Barbara Dickens, Sherry Pierce, Debra Tanner, Joseph Polizzi, Linda Eckert

Paul Laverty, President, called the meeting to order at 9:01 am.

Open Forum:

Joseph Polizzi appeared in open forum to request the board to consider the purchase of a commercial wood chipper. Joseph feels the wood chipper would serve a useful function to turn tree debris into a product that could be distributed to property owners for flower beds or gardens. Paul indicated the board will take the request under consideration.

Debra Tanner appeared in open forum to request the board take action to resolve a parking issue that has developed at the boat ramp. One (1) or two (2) property owners with vehicles and rigs attached, are parking their units so as to block access to the area where boats are launched. Debra was informed that when a vehicle and rig blocks access to the launching area, a notification will be placed on the windshield of the vehicle.

Don Wolf appeared in open forum to express his thanks to the board for all of their hard work. Don has been a board member for two (2) years and expressed his opinion that most residents do not understand all of the work that is performed by board members.

Michael Farr appeared in open forum to question the amount of funds in the Twin Harbors Special Pool Account. A number of years ago, the Twin Harbors board approved transferring \$500.00 a month from the general fund to the special pool account. It was felt that the pool is almost forty (40) years old and at some point in the

future, the pool will need major repairs or will need to be completely replaced. Accumulating a pool reserve will moderate the financial need when major repairs or replacement becomes necessary. It was acknowledged that the special pool fund is short of the amount that should have been appropriated. Chip Choate was requested to contact the First National Bank of Livingston, Onalaska Branch, and arrange for \$500.00 to be automatically transferred each month. In addition, Paul Lavery will conduct a review to determine how much should have been transferred from the general account to the special pool account.

Minutes:

Paul asked the board to review the Minutes for the August 11, 2018 Board Meeting. Rick Garlock made a motion to approve the minutes for the August 11, 2018 Board Meeting. The motion was seconded and approved.

Treasurer’s Report:

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

Account	Balance
THPOA - Regular Checking	\$51,024.97
THPOA - Special Assessment Checking	73,032.67
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$124,073.04
Special Administrative Account	4,926.24
Special Pool Account	6,460.00
TOTAL BANK BALANCE	\$135,459.28

The board reviewed the balance sheet for the twelve (12) months ending August 31, 2018, the income statement for the twelve (12) months ending August 31, 2018, the income statement for the month of August 2018, and the statement of cash flow statement for the twelve (12) months ending August 31, 2018.

Chip Choate made a motion to approve the Treasurer’s Report, the motion was seconded and approved.

Correspondence:

No correspondence received in the month of August 2018.

Complaints:

Liz Segrest was absent and the complaint report has been deferred until October 2018.

Building Permits:

Steve Eckert reported that bulkhead and backfill work has been completed on an undeveloped lot on Point Drive. Treated timbers for pilings have been delivered to the approved homesite on Whisperwood Drive. Concrete has been poured for the home approved on Valleyview Drive. The partially completed home on Harbor Circle remains in a static state. Despite promises by the contractor, work has come to a standstill. Lee will check with city inspector, Lee Parrish, to determine if the city has any leverage to put the contractor into action.

Field Maintenance Activities:

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

Pool Report:

Paul Lavery reported that 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. Sunday, September 30, 2018, the pool will close for 2018.

Other Business:

Paul Lavery reported that fobs continue to be distributed to property owners. It is anticipated that the heavy duty hydraulic door closer for the front gate will be installed the second week in October. As soon as the hydraulic door closer is installed, the old gate will be removed and entrance will necessitate using the fobs. 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 garage/yard sale is being advertised on our website, on Facebook, and in the Polk County Enterprise.

Chip Choate initiated a discussion regarding the assignment of specific duties and items to directors for the annual meeting. Duties and items were assigned.

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. Precinct 2 Commissioner Ronnie Vincent has indicated the 2018 road maintenance project for Twin Harbors is expected to start on Monday, September 17, 2018.

Barbara Dickens reported no negative action in the neighborhood watch program. In addition, Barbara indicated that she had ordered and installed “Twin Harbor Neighborhood Watch” signs on two (2) golf carts that are used to patrol the neighborhood.

Paul Laverty made the following announcements.

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.
Tuesday, September 11, 2018	City of Onalaska September Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, September 11, 2018	Polk County September 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, September 17, 2018	Onalaska Independent School District September Trustee Meeting will be held in the OISD Conference Room, 134 North FM 356, Onalaska, Texas, beginning at 6:00pm.
Tuesday, September 18, 2018	Onalaska Water and Gas September Board Meeting will be held in the Conference Room, beginning at 4:00pm.

DATE	EVENT
Tuesday, September 25, 2018	Polk County September Commissioners Meeting #2 will be held in the Commissioners Court, 3rd Floor of the County Court House in Livingston, Texas, beginning at 10:00am.
Thursday, September 27, 2018	Onalaska Fresh Water Supply District September Board Meeting will be held in the conference room at 2619 FM 3459, Onalaska, Texas, beginning at 7:00pm.
Saturday, October 6, 2018	4th Annual Twin Harbors Garage/Yard Sale will be held at the Twin Harbors Clubhouse/Pavilion from 8:00am to 3:00pm.
Thursday, October 11, 2018	City of Onalaska National Night Out will be held at the Onalaska Volunteer Fire Department beginning at 6:00pm. Hot dogs, apple pie and ice cream will be served. Come meet your neighbors and fellow residents of Onalaska.
Saturday, October 13, 2018	Twin Harbors October 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.

DATE	EVENT
Saturday, December 1, 2018	City of Onalaska Celebrates Christmas with a Children's Parade, bicycle giveaway, and the lighting of the Onalaska Christmas Tree. Beginning at 4:30pm at the Volunteer Fire Department, the Children's Parade will wind its way down 190, down FM 356 and then to the Assembly of God Church. Afterwards everyone will congregate at the lot next to Jerry's Restaurant where thirty (30) bicycles will be given away to boys and girls in attendance. Next, at approximately 6:00pm we will have the lighting of the Onalaska Christmas Tree on the same lot. Everyone is invited to attend.

The next board meeting is scheduled for Saturday, October 13, 2018.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:21am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary