

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
September 12, 2020

**Directors Present:**

Paul Laverty, Barbara Dickens, Debbie Tanner, Joseph Polizzi, Rufus Hobbs, Sherry Pierce, Tim Campbell, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Laurie Schultz, Jimme McCorkle, Sandra Jaynes, Steve & Linda Eckert

**Paul Laverty, President,** called the meeting to order at 8:30am.

**Open Forum:**

Barbara Dickens appeared in Open Forum to once again express concern with the manner in which some property owners are cutting and hauling off trees. Barbara feels that the association should have a permit form strictly for cutting trees. In addition to the need for a permit form for cutting and hauling off trees, thinks the boat ramp parking lot should be updated to allow for more vehicle parking.

Texas 2021 Legislative Session begins in January 2021. Barbara Dickens and Joseph Polizzi indicated they will meet and prepare a report for presentation to State Senator Nichols and State Representative James White for assisting in the effort to create legislation that will help POA's in their effort to update deed restrictions. To be discussed in more detail on the November agenda.

**Consent Items:**

Consent Items are defined as Minutes, Financial Statements, and Cash Balance in each of the separate accounts:

Debbie Tanner requested the board to review the three (3) consent agenda items. The consent items are Minutes for the August 8, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the twelve (12) months ending August 31, 2020, and the income statement for the month of August 2020.

In addition, Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of August, 2020.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$38,667.76
THPOA - Special Assessment Checking	46,773.29
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$85,457.45
Special Administrative Account	3,064.78
Special Pool Account	13,715.44
<b>TOTAL BANK BALANCE</b>	<b>\$102,237.67</b>

The board reviewed the balance sheet for the twelve (12) months ending August 31, 2020, the income statement for the twelve (12) months ending August 31, 2020, the income statement for the month of August 2020, and the statement of cash flow statement for the twelve (12) months ending August 31, 2020.

Debbie discussed the POA cell phone for Laurie, Twin Harbors office manager. A new phone carrier, Pure Talk, will be signed to carry the phone service. This will reduce the monthly phone charge by \$16.00 per month.

Debbie requested the Intelius Account be continued, as the ability to look up and research individuals has proven economically beneficial.

Debbie reported that since June, when the last past due mailing was posted, over \$12,000 in past due receivables have been collected.

Chip Choate made a motion to approve the three (3) consent items, the motion was seconded and approved.

**Correspondence:**

Chip Choate reported no correspondence was received in the month of August 2020.

**Complaints:**

Sherry Pierce, compliance officer reported five (5) certified compliant letters were mailed to property owners in the month of August. A lot on North Sunset Drive has been cleaned of debris. Lots on Lakefront Drive has been mowed and cleaned. A trailer parked in a drive way on Parkview Drive continues to be filled with bags of trash. An aggressive dog, at a residence on Whisperwood Dr. in the manufactured home section remains on a very short lease for many consecutive hours and is often without

food or water. A dog at a house on Parkview Dr. continues to run loose being a nuisance to neighbors.

### **Building Permits:**

1st Architect Rufus Hobbs reported five (5) permits requested and issued in the month of August 2020. Permits were issued for a new fence, a new swimming pool, new siding and interior lumber replacement for a home, concrete pad, and a new natural gas generator.

### **Field Maintenance Activities:**

Chip Choate reported more right of way mowing in August 2021 with better weather. Additional road material (crushed concrete) has been laid.

### **Pool Report:**

As of September 1, the association reverted to our winter schedule for the association swimming pool, which includes cleaning and adding chemicals by Backyard Oasis on a twice a month basis.

A new shower and toilets have been installed in the women's bath.

### **Other Business:**

Paul Laverty reported that fobs continue to be distributed to property owners, although at a much slower pace.

Barbara Dickens initiated a discussion regarding the purchase and installation of a new community mailbox. After a lengthy discussion, Barbara Dickens made a motion giving Joseph Polizzi the authority to purchase two (2) new community mailboxes, build new foundations and spend up to \$4,000 to facilitate the purchase and installation. The motion was seconded and approved.

Barbara Dickens and Debbie Tanner reported the mailing of maintenance fee statements was made on September 28, 2020. For the most part, the mailing was executed without issues. Barbara and Debbie indicated they have several ideas on how to streamline this function and will endeavor to implement these amendments for the February 2021 special assessment billing.

Debbie Tanner will modify the Buyers Information Form as suggested.

Rufus Hobbs initiated a discussion of the Non-Binding Road Use Application Form. Action deferred to the October 2020 board meeting.

Barbara Dickens and Rufus Hobbs initiated a discussion regarding the creation of a tree cutting permit that will include road protection, hauling equipment and cutting equipment. Action deferred to the October 2020 board meeting.

Barbara Dickens initiated a discussion regarding a Halloween function for the Twin Harbors Subdivision. The function will be held on Saturday, October 31, 2020 from noon to 4:00pm around the baseball field and the clubhouse parking lot. This will be a truck or treat event without the necessity for the kids to be roaming around.

Barbara Dickens reported to the board the 2020 Twin Harbors Garage/Yard sale will be held October 9th and 10th in the pavilion. Plans are moving forward and Barbara requested more items to be provided and for more volunteers.

Barbara Dickens reported no incidents in the month of August 2020 which necessitated the involvement of the Neighborhood Watch Committee.

Chip Choate reported the City of Onalaska has appointed a new Police Chief, Jessica Stanton. Chief Stanton will be a guest speaker at the Twin Harbors Annual Meeting which will be held on Saturday, October 17, 2020.

Paul Laverty made the following announcements.

## TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Tuesday, September 8, 2020	City of Onalaska September Council Meeting will be held in the City of Onalaska Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, September 12, 2020	Twin Harbors September Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.

DATE	EVENT
Saturday, October 10, 2020	Twin Harbors October Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, October 13, 2020	City of Onalaska October Council Meeting will be held in the City of Onalaska Council Chambers at 5:00pm. Everyone is invited to attend.
Saturday, October 17, 2020	Twin Harbors Annual Property Owners Meeting will be held in the Twin Harbors clubhouse at 10:00am. Refreshments will be served beginning at 9:00am. Everyone is invited to attend.
Tuesday, November 3, 2020	National General Election Day. Election Day for Polk County. Election Day for the City of Onalaska. Voting will be held at the Onalaska Polk County Sub-Court House from 7am to 7pm.

The next board meeting is scheduled for Saturday, October 10, 2020 at the Garland Pavilion in the City of Onalaska Park.

Debbie Tanner 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