

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
Saturday, September 11, 2021

MINUTES

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Jimmie McCorkle, and Sherry Pierce and Tim Campbell participated by video conference

Directors Absent:

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

- 1) Paul Laverty, President, called the meeting to order at 8:30am.

2) Open Forum:

We had 8 property owners' sign up to speak during Open Forum. Several personnel subsequently declined to speak.

Doug Lehr (1:29)

Q: How does the board conduct training for its new members?

A: Paul Laverty stated that training is conducted after the annual meeting and continually throughout the year.

Q: How is the training documented?

A: Nothing at this time.

Doug Lehr indicated that we should have them sign and post the proof of the completion of training.

Bob Price (1:50) 9/11 and Benghazi reminder. Asked if the board has explained the ballot process to the residents? Claims that everyone may not have received a ballot.

Loretta Gray (10:22)

Q: Why did lot #10 not get voted on at the annual meeting?

A: 91 lots were given to the POA from the developer to sell. The decision to change the decision to vote on this lot as it's not a boat ramp. Plat shows lot #10 isn't and was never a boat ramp. Bob Price mis-read the plat and was shown the error by Paul Laverty and cleared up the mis-read by Price. The 10 year history of the lot shows that it was never a boat ramp.

Comment: Property owners deserved first bid on lot #10.

Q: What fishing areas needed to be improved? Why do those fishing areas need to be improved?

Q: Has there been any conversation about installing concrete at the boat ramp to make it more useable for fishing?

Q: Roof repair for the pool, have these funds been allocated previously?

A: This item was answered during the previous meeting as the funds are from the maintenance account and was previously approved for funding

- 3) Interim board member announced: Joe Pilozzi, was voted in to replace Rufus Hobbs' vacant position. The board voted in a lead and two (2) architects for the ARA to work handle permits until he election announcement on October 16th. Jon Nelson is the lead working with Larry Parks and BB Brown.

4) A motion was made to approve the consent items and was approved by all members.

Question was asked what are consent items? Paul explained they are defined as minutes, 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:

Account	Balance
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
Total Bank Balance	\$200,238.89

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

A resident asked if the budget can be mailed out. Paul Laverly indicated that it will be posted due to cost and other factors. Pool facelift costs can come out of the sale of lot #10. Awaiting a bid from 1 more pool repair company.

- 5) A motion was made to approve the FY 21/22 budget and was approved and passed.

- 6) Nothing to report on correspondence.

7) Parliamentarian's Report: Complaints for August:

- Brush at Harbor circle.
- Whisperwood tent violation, homeowner is aware and working with the board to correct the deficiency.
- Whisperwood / Twin Harbors, lot to be cleared by the owner.

- Creek Drive lot to be sold, owner indicates that he is not going to correct the deficiencies. Doug Lehr indicated that he thought that the board could intervene and back bill the owner. This reference was to cutting wood. Cash sale of this lot pending.

8) Chief Architect's Report:

- Permits for August:
- Whisperwood concrete slabs, roof over a deck on Twin Magnolia.
- Maintenance Report:
- Road repair request- send to Barbara Dickens for listing. TX DOT owns the entrance to the subdivision and the repair request for that hole must be sent to that organization.
- Pool repair quote is \$2,200 to change all 3 filters when the pool closes. Motion discussed and passed by all members.

9) POA tractor has been repaired.

10) Paul reviewed the roads needing patching and stated we still don't have a start date on the 2021 roads to be turned over to the county as yet.

11) Community Center Report: ARA will take over this project.

12) Annual Garage sale has been moved to – November 20 and 21. Request for items and assistance.

13) Annual Meeting: proposed agenda read to all. Guest speaker suggestion is to request a speaker from Polk County appraisal district. Debbie will send an email out to property owners to sign up and help with items needed for the meeting.

14) Adjournment: Debbie Tanner made a motion to adjourn the meeting. The motion was seconded and approved. The meeting was adjourned at 10:45 am.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

Announcements were included on the agenda but not read individually during the meeting.

Respectfully submitted,

Tim Campbell