

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.
SEPTEMBER MONTHLY MEETING
HELD AT 8:30 A. M., ON SATURDAY, SEPTEMBER 10, 2022**

**LOCATION: ONALASKA CITY COUNCIL CHAMBERS
372 SOUTH FM 356, ONALASKA, TEXAS 77360**

NOTES

1. **CALL TO ORDER:** Joseph Polizzi – President
2. Joe Polizzi called the meeting to order at 0830 am.
 - Members in attendance: Tim Campbell, Joseph Polizzi, Steven Eckert, Bob Price, and Dough Lehr
 - Residents in attendance: Sandra Jaynes, Jon and Doris Nelson, William (BB) & Kay Brown, Cheryl Farr, Larry & Teresa (Teri) Parks, David and Debbie Tanner, Julie Belcik, Joe Pillozzi, Tim Campbell, John Danna, Jim Robertson, Teresa Parks, Steve Eckert, Gary & Julie Belcik, Joe Pillozzi, Steve Eckert, and Ronnie Perkins, David Watkins, Chris Perry, Dottie Harrison, Tracy Whiting,
3. **MEETING GUIDELINES:** Steve Eckert - Parliamentarian

The following guidelines will be followed during this meeting. Members who get out of line will be asked to leave. You may submit questions after the meeting by emailing them to INFO@TWINHARBORSLAKELIVINGSTON.COM and placing "Meeting Question" in the subject line.

0836 Meeting paused for disorderly conduct by resident David Tanner. Mr. Tanner used a profanity towards a board member and was asked to leave. Mr. Tanner refused to leave and Bob Price walked next door to Onalaska PD to request an officer to assist.

0851 Public forum was suspended. Don 1, Bob 2, all approved.

0852 Apparently Mr. Tanner used an obscene gesture toward someone.

0905 Mr. Tanner threatened another resident, Mr. Jon Nelson. Mr. Tanner later exited the meeting.

Public Forum:

0907 Debbie Tanner addressed the board for 3:37 minutes and provided the board a copy of her comments. She was allowed to speak longer than the normal 3 minutes as Mr. Tanner had previously yielded his time to her.

0912 Chris Perry addressed the board and residents for 1:35 regarding his pending litigation. Upon completion he exited the meeting.

0927 Board processes paused once Onalaska PD arrived, Doug 1, Steve 2, all in favor.

4. **President's Corner** - Joseph Polizzi, moved to item #7. 0914 the following updates were provided.
 - Green for Green update
 - THPOA and City of Onalaska
 - Managing pool behaviors - new camera system recently installed
 - Responding to Debbie Tanner and other who are threatening the THPOA with lawsuits
 - Fee matrix - will be discussed in item 17
 - POA member ideas for the annual meeting agenda
 - 11th Amended Bylaws
 - Comment period closed 22 August
 - Discussion will be held in a special, monthly, or the annual meeting
5. **UNFINISHED BUSINESS:** Joe Polizzi Tabled until October.
6. **CONSENT AGENDA ITEMS:** Discuss and take action on items listed below:
 - Meeting Minutes - Various recent meetings - Tim Campbell submitted meeting minutes for several prior meetings to be added to the THPOA website.
 - Financial Statements - John Danna, Treasurer
9. **CORRESPONDENCE REVIEW 10:05:** Tim Campbell
 - a. Discuss and take action, Sandra Jaynes from the welcome committee will add a statement reaffirming rules and restrictions of THPOA due to a complaint from a resident that operates an Air BnB. Resident had concerns that their renters should be allowed to utilize all of the amenities of THPOA.
10. **COMPLAINTS:** -10:18 Complaints Officer - Don LeRoux, Vice President
 - a. Discuss and take action
 - Kissel Pineda, 241 Whisperwood, remove FOB access due to violations.
 - Bob 1, Don 2, all approved.

201 Creek drive, "A" frame house once again under condemnation process from 2021.

131 Uvalde abandoned car, junk car on blocks. Bob 1, Doug 2, all approved.

806 Whisperwood rubbish, 30 day notice. Bob 1, Steve 2, all approved. Victor Ortega (Ghost house). Remaining trash from demolition of this house needs to be removed. Bob 1, Doug 2, all approved. City has probably filed a lien. Update note from our deed restriction #23.

- b. Loaning of keys and fobs by vacation rental owners to their renters reminder.

11. CLUBHOUSE AND POOL: Steve Eckert • Pool report - signage, cleaning, closure, etc. Signage to be updated to include "Vaping" and the no utilization of vape pens.

- a. Pool monitoring and security - discuss and take action

New 4k security system installed and several board members have the app on their phones allowing remote monitoring.

Gate code for THPOA pool has been provided to Onalaska PD in case of emergency access.

Closing time to be official sunset. Coordination with facilities committee to closing.

12. TRACTOR UPDATE: 10:55 Joseph Polizzi

- a. Discuss and take action as required. Last maintenance overdue, maintenance will be scheduled at Landsdowne Moody.

13. ROADS UPDATE: John Danna

- a. Uses for the additional ~\$25,000 for road maintenance. To be saved for next FY road project.
- b. Discuss and take action as required

14. IT UPDATE: Bob Price, IT/Security Officer

- a. Discuss and take action as required

15. BULKHEAD REPAIR: Steve Eckert.

- a. Bulkhead estimates from various contractors

Bulkhead repair - discuss and take action. 11:14 Bid to repair bulkhead from Vincent construction in the amount of \$6,710.00.

16. DROUGHT AND TREE MAINTENANCE: Joe Polizzi and John Danna

- a. POA members are encouraged to remove dying or dead trees
- b. Temporary incentive to remove dying or dead trees

Board voted to suspend the \$500 fee for tree removal until 6/1/2023. Residents are encouraged to coordinate with tree removal contractor to document that the tree(s) is dead / dying and needs to be removed for safety purposes. Upon receipt of the documentation this is to be provided to the ARA to have the fees waived. Bob 1, John D, all approved.

THIS \$500 FEE WAS ORIGINALLY INTENDED TO ADDRESS SEVERAL OF THE DEVELOPERS COMING INTO THPOA (FY2021) WHO THEN PURCHASED LOTS THEN RE-SELLING THE LOTS FOR A HIGHER PRICE. THE PERCEPTION WAS THAT THE LOTS WERE PURCHASED SOLELY FOR THE PURPOSE OF HARVESTING THE TREES FROM THIS SUBDIVISION.

17. ARCHITECTURAL REVIEW AUTHORITY (ARA) - BB Brown, 1st Architect

- a. ARA update. 4 permits. New verbiage to address silt screens to keep sediment from construction polluting our lake.
- b. ARA comments on suggested changes to the fee matrix. To be addressed during October meeting under new business.

19. COMMITTEES – Chairpersons

- Deed Restrictions
- Facilities. Pressure washing to be scheduled, need 2 volunteers to assist.
- Welcome
- IT
- Garage Sale
- Social

20. NEW BUSINESS

- NEW BUSINESS item #1
- NEW BUSINESS item #2

- NEW BUSINESS item #3
- NEW BUSINESS item #4
- NEW BUSINESS item #5
- NEW BUSINESS item #6

Anything that comes up in this meeting that is not an agenda item, but requires some type of board action in the future.

21. SUMMARIZE ACTION ITEMS FROM THIS MEETING

- Action item #1
- Action item #2
- Action item #3
- Action item #4
- Action item #5
- Action item #6

22. ADJOURN: 1151, Bob 1, Don 2, all approved.