

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
October 14, 2017

**Directors Present:**

Paul Laverty, Steve Eckert, Debbi Roberts, Joseph Polizzi, Don Wolf, Rick Garlock, and B. Milton (Chip) Choate

**Directors Absent:**

Michael Farr

**Guests Present:**

Barbara Dickens, Hazen Fanjoy, Sherry Pierce, Bonnie Laverty, Sandra Jaynes, and Debbie Tanner

**Paul Laverty, President,** called the meeting to order at 9:02am.

Paul asked the board to review the Minutes for the September 16, 2017 board meeting. Debbi Roberts made a motion to approve the minutes for September 16, 2017. The motion was seconded and approved.

**Treasurer's Report:**

Treasurer Debbi Roberts reported the cash bank balances as of end of September, 2017.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$61,603.34
THPOA - Special Assessment Checking	34,847.38
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$96,466.12
Road Deposits	1,000.00
Donations for Pool Fund	3,847.38
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$107,773.50</b>

The board reviewed the balance sheet for the one (1) month ending September 30, 2017, the income statement for the one (1) month ending September 30, 2017, the income statement for the month of September 2017, and the statement of cash flow statement for the one (1) month ending September 30, 2017.

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

### **Open Forum:**

Barbara Dickens appeared in Open Forum to report a mobile home at the corner of Uvalde Drive and Whisperwood Drive has high grass and the mobile home is in bad condition. Chip reported that association attorney Travis Kitchens was preparing a demand letter to be mailed to Gary Kley, owner of the aforementioned Twin Harbors property. The demand letter will seek the mowing of the grass and cleaning of the yard, removal of the mobile home from the lot, and payment of the past due maintenance fees.

Barbara also reported a house on Lakefront Drive continues to have a messy front yard. Barbara was requested to contact the owner and seek improvement in the yard.

Sandra Jaynes requested the board consider sending a letter to George Minx, owner of a house at the corner of Parkview Drive and Whisperwood Drive, seeking removal of a basketball stand and basketball backboard from the edge of the street (Whisperwood Drive).

### **Correspondence:**

Chip Choate reported no correspondence received in the month of September 2017.

### **Complaints:**

Steve Eckert reported no complaint letters were issued for the month of September 2017.

### **Building Permits:**

Michael Farr, Architect #1, was absent and Joseph Polizzi reported one (1) permit request for a new home was received in the month of September 2017. The home is on Kyle Street, a cul-de-sac off Parkview Drive. The request was approved. Joseph reported that a permit request for a carport was declined because the carport was requested to be detached.

### **Field Maintenance Activities:**

Michael Farr was absent and no Field Maintenance report was provided.

### **Pool Report:**

Paul Lavefty reported that the swimming pool closed September 30th. While open the pool received heavy use. Backyard Oasis is now on a winter schedule, maintaining cleaning and maintenance on a twice a month schedule.

### **Other Business:**

Rick Garlock and Don Wolf initiated a discussion on cleaning and marking the association storage yard. This discussion was started at the August meeting. Rick and Don indicated their investigation concludes that there are approximately forty-two (42) spaces available for renting. Association records are not clear as to who has rented which space. A new lease agreement has been drafted. The draft has been referred to association attorney Travis Kitchens for his review and markup. On Monday, Barry Pounds will start to clean the weeds and bushes from the storage yard fence line.

Paul Laverty indicated the Twin Harbors Architectural Permit was under review.

Representatives of the Twin Harbors Garage/Yard Sale Committee reported on plans for the Garage/Yard Sale. The storage building is full of merchandise for the sale but there is always room for more. We are requested not to bring any clothes. Any clothes may be donated to The Kids Free Clothing or the the Onalaska Senior Citizens Center. The sale will be held on Saturday, October 28th from 8:00am to 3:00pm.

Chip Choate reported that the Twin Harbors Property Owners Association has filed injunction papers in District Court against property owners Keith and Viki Stifflemire to prohibit their parking a trailer in front of their house on Sunset Drive. Attempts have been made to serve Stifflemire; however, the papers have yet to be served. The constable will continue to attempt service. Once service has been completed, a court date will be established.

Chip Choate initiated a discussion of the upcoming Twin Harbors Annual Meeting to be held October 21, 2017. The agenda for the Annual Meeting has been approved by the Twin Harbors board and distributed to Twin Harbors property owners. The supplies for the Annual Meeting are scheduled to be provided by board members and Twin Harbors volunteers.

Paul Lavery made the following announcements.

DATE	EVENT
Tuesday, October 17, 2017	Last day, 5:00pm deadline, for the Vote Tabulator to receive completed ballots for Special Assessment voting and completed ballots for Board Member voting. Results of the voting will be announced at the annual meeting.
Saturday, October 21, 2017	Twin Harbors Annual Meeting at the Twin Harbors Clubhouse. Refreshments served beginning at 9:00am and the annual meeting begins at 10:00am.
Saturday, October 28, 2017	Twin Harbors Annual Garage/Yard Sale is being held from 8:00am to 3:00pm at the Clubhouse. Everyone is invited.
Saturday, November 11, 2017	November 2017 Twin Harbors Board Meeting at 9:00am at the Twin Harbors Clubhouse. Everyone is invited to attend.
Tuesday, November 14, 2017	November 2017 City of Onalaska Council Meeting at 7:00pm at the Council Chambers. Everyone is invited to attend.

The next board meeting is scheduled for Saturday, November 11, 2017.

Steve Eckert made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 9:59am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary