

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
October 12, 2019

Directors Present:

Paul Laverty, Steve Eckert, Rick Garlock, Joseph Polizzi, Liz Segrest, Barbara Dickens, and B. Milton (Chip) Choate

Directors Absent:

Debbie Tanner

Guests Present:

Sherry Pierce, Rufus Hobbs, Hazen Fanjoy, and Nannette Fanjoy

Paul Laverty, President, called the meeting to order at 9:00am.

Open Forum:

No one appeared in Open Forum.

Minutes:

Paul asked the board to review the Minutes for the September 21, 2019 Board Meeting. Liz Segrest made a motion to approve the minutes for the September 21, 2019 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Paul Laverty reported the Twin Harbors cash bank balances as of end of September 2019.

Account	Balance
THPOA - Regular Checking	\$81,351.24
THPOA - Special Assessment Checking	115,518.52
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$196,886.16
Special Administrative Account	4,050.61

Special Pool Account	12,460.00
TOTAL BANK BALANCE	\$213,396.77

The board reviewed the balance sheet for the one (1) month ending September 30, 2019, the income statement for the one (1) month ending September 30, 2019, the income statement for the month of September 2019, and the statement of cash flow statement for the one (1) month ending September 30, 2019.

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

Correspondence:

Chip Choate reported no correspondence was received in the month of September 2019.

Complaints:

Liz reported a trailer has been parked on the cul-de-sac off Creek Drive. A letter sent earlier was successful in having the owner remove the trailer; however, a new trailer has been brought to the cul-de-sac. The new compliance officer will undertake to have the trailer removed.

Building Permits:

1st Architect Steve Eckert reported no building permits were issued in September 2019.

Field Maintenance Activities:

Chip Choate reported that in September the weather has limited mowing the rights of way. Weeds and small bush growth in and around utility poles, culverts, phone electrical cabinets, and cable utility cabinets need to be cut down.

Pool Report:

Paul Laverty reported that the pool closed on September 30, 2019. Backyard Oasis is now providing pool maintenance once a month which is our winter pool schedule. Repairs to the pool will be made during the winter months.

Other Business:

Paul Laverty reported that fobs continue to be distributed to property owners.

Chip Choate reported the final revised bid for Twin Harbors roads for 2020 has been received from Polk County Precinct 2 Commissioner Ronnie Vincent. These are the same figures reported to the board in July 2019. The bid amount is as follows:

Whisperwood Drive, including culverts	\$36,157.40
Twin Magnolia, including culverts	\$61,150.20
North & East Sunset Drive, including culverts	\$17,545.00
South Sunset, no culverts	\$17,080.00
Total	\$131,932.60

Road work has now been delayed until October.

Action regarding fines has been deferred.

Barbara Dickens initiated a discussion to move the November board meeting from Saturday, November 9th to Saturday, November 16th. Chip Choate made a motion to move the November board meeting to Saturday, November 16th. The motion was seconded and approved.

Chip Choate reported that an estimate has been received from Commissioner Vincent regarding maintenance on all Twin Harbors roads that are not scheduled for maintenance in 2019. The estimate ranged from a minimum of approximately \$327,000.00 to a high of approximately \$549,000.00. The difference in the amounts being the exact type of maintenance work that the board approves for each road. The amounts represent current cost and do not take into consideration cost increases.

Chip Choate reported to the board on the assignments of board members duties and responsibilities for the Twin Harbors Annual Meeting.

Barbara reported to the board on the Christmas In Our Town program for the City of Onalaska which is being held on Saturday, December 7, 2019 at the Onalaska City Park. Barbara is seeking volunteers to help sell Christmas In Our Town raffle tickets at Wal-Mart in Livingston on Saturday, November 2, 2019.

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

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, October 12, 2019	Twin Harbors October Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, October 15, 2019	Onalaska Water and Gas October Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Saturday, October 19, 2019	Twin Harbors Annual Meeting held at the Twin Harbors Pavilion. Refreshments served beginning at 9:00am and the Annual Meeting begins at 10:00am. Please mark your calendar and plan to attend.
Saturday, November 9, 2019	Onalaska Tribute to Veterans and Muster will be held at the Onalaska City Park beginning at 11:00am. Please plan to attend and honor our veterans.
Tuesday, November 12, 2019	City of Onalaska November Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Saturday, November 16, 2019	Twin Harbors November Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Monday November 18, 2019	November Board of Trustees Meeting for the Onalaska Independent School District will be held in the administrative conference room beginning at 6:00pm. Everyone is invited to attend.

DATE	EVENT
Tuesday, November 19, 2019	Onalaska Water and Gas November Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Friday and Saturday, December 6 and 7, 2019	Onalaska Trade Days in the Onalaska City Park from 10:00 am to 5:00pm
Saturday, December 7, 2019	Reindeer Dash begins at 8:00am at the Onalaska City Park. The dash features a 3 K and 5 K Fun Run or Walk. Register at https://runsignup.com/Race/TX/Onalaska/ReindeerDash
Saturday, December 7, 2019	Christmas In Our Town at the Onalaska City Park from 10:00am to 7:00pm. Bounce Houses, Face Painting, Games, Christmas Caroling, Snow Sledding, Food Trucks, Santa Clause, Inspirational Program, Bicycle Giveaway, and Yule Sweepstakes Drawing. Everyone is invited to attend.
Tuesday, December 10, 2019	City of Onalaska December Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Saturday, December 14, 2019	Twin Harbors December Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.

The next board meeting is scheduled for Saturday, November 16, 2019.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:49am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary