

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.,
REGULAR MEETING
SATURDAY, OCTOBER 9, 2021**

MINUTES

1. Paul Lavery called the meeting to Order at 8:30 am

Members Present: Paul Lavery, Barbara Dickens, Debbie Tanner, Corky McCorkle, Tim Campbell, and Joseph Polizzi. Sherry Pierce was in attendance by video conference.

Members absent: Chip Choate

Residents in attendance: Bob Price, Lana Shadwick, Loretta Gray, Josh Gray, C Copenhagen, Don LeRoux, T Parks, Steve Eckert, Lyn Sanders, Gary Sanders
Theresa Lehr, Doug Lehr, Cathy and John Danna, Pam Harvey, Kim and Donald Honea, and Sandra Jaynes

- 2. Public Forum**

C. Copenhagen **(3:55)** indicated that he hasn't seen any updated meeting minutes posted on Twin Harbors website. Recommendation was to put draft version on site until finalized.

Don LaRoux **(2:51)**: Q: When was the last review of the financials for Twin Harbors POA? A: Currently under review with CPA. Q: How far back is the review? A: 1 year.

Joe Pilozzi **(6:02)** Deer Poaching in the subdivision. Recommended that residents be aware of poachers and inform Onalaska PD or Game Warden. Also, construction trucks – destroyed Moonlight and Creek roads. Indicated that he felt that the construction trucks destroyed the chip and seal surface.

Doug Lehr **(9:08)** Q: Have ballots been returned as undeliverable? A: 3 Q: What is the process for securing the votes? A: Secretary keeps the ballots until the counting process is taking place. Office manager makes several attempts to locate the property owner to ensure that they receive their ballots. Q: Deed Restriction question: Who approved the boat house on Lakefront drive? Who voted for and approved the permit? A: Boat house approval was issued by the board, but it falls under TRA guidelines. Q: Is there a 2-structure limit per property? A: Yes

Sandra Jaynes **(17:21)**: Q: Regarding the lot on Twin Harbors, is this the month that the lot gets cleaned up? A: Yes, coordinating with the owner.

Deborah Tanner **(1:22)**: Statement (1) POA reminder that the board members are volunteers. (2) Facebook page for Twin Harbors is very toxic and controlled by a specific group.

Answer shouted out by resident: the page isn't toxic and the posts are true.

Bob Price **(1:18)** discussed his candidacy and reminded everyone of the voting deadline.

3. Paul Lavery asked for a motion to approve the September 11, 2021, minutes. Motion was made and all approved. Debbie Tanner reviewed the financial reports consisting of the income statement, balance sheet and statement of cash flow for the month ending September 30, 2021.

<u>ACCOUNT</u>	<u>BALANCE</u>
CHECKING	79,676.28
SPECIAL ASSESSMENT ACCOUNT	111,805.29
PETTY CASH	<u>16.40</u>
SUB-TOTAL	<u><u>191,497.97</u></u>

ADMINISTRATIVE ACCOUNT - DONATIONS	6,725.20
SPECIAL POOL ACCOUNT	<u>20,730.44</u>
SUB-TOTAL	<u><u>27,455.64</u></u>

GRAND TOTAL	<u><u>\$218,953.61</u></u>
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<u>ACCOUNTS RECEIVABLE - SEPT</u>	<u>BALANCE</u>
MAINTENANCE FEES	31,797.35
SPECIAL ASSESSMENT FEES	313.25
OTHER RECEIVABLES	<u>3,067.87</u>
GRAND TOTAL	<u><u>35,178.47</u></u>

A motion was made to approve the financial reports and was approved by all.

4. Tim Campbell had nothing to report on correspondence for the month of August 2021.
5. Sherry Pierce reported to the board detailing actions taken to manage complaints for the month of September 2021.
 - 1 about the 5-year road plan.
 - Trucks on Lakefront
 - Pond being constructed without permission.
 - Air BNB: working with board to resolve the issues with guests.

6. Debbie Tanner made a motion to use the Donation Fund account to purchase a storage building for the storing of POA holiday decorations and office records with an estimate cost of \$6,500. Motion was approved by all.
7. Jon Nelson reported to the board on building permits received and building permits approved during the month ending September 2021.
8. Barbara Dickens reported to the board on maintenance activities and Twin Harbors' Road maintenance for the month ending September 30, 2021.
9. Barbara Dickens and Paul Laverty report to the board on Pool Maintenance for the month ending September 2021
10. Debbie Tanner made a motion to amend the 21-22 budget by \$3400 to increase funds for the Pool repairs pending and to cover the retainer for Kerry Haden Law Firm for the association. Motion was approved by all.

Roads: Ronnie Vincent is aware of Moonlight Street. Renovation delayed due to parts for a construction equipment, but the repairs will be conducted soon.

Motion for additional funding for Moonlight repairs, Debbie 1st, Barbara 2nd motion for an additional cost of \$79,475.

Lot #10 sale closing in 2 weeks, funds will be going into general account of Twin Harbors.

Question from Mrs. Gray: Is there a plan or proposal for a fishing pier in the subdivision?
 A: The new ARA board will decide this plan.

Clubhouse needs to be painted, funds have been set aside for cleaning and painting.

11. Announcements and proposed events

<u>DATE</u>	<u>EVENT</u>
October 7, 2021	National Night Out – Fire Department 5:30PM
October 12, 2021	Onalaska City Council Meeting – 5PM
October 28, 2021	Christmas in our town volunteer meeting 10AM
October 16, 2021	Annual Meeting – Pavilion 10AM
November 9, 2021	Onalaska City Council Meeting 5PM
November 11, 2021	Veterans Day Tribute 10 AM City Park
November 13, 2021	THPOA Board Meeting 8:30AM
November 19 & 20, 2021	THPOA Garage Sale Time TBD
November 18, 2021	Christmas in our town volunteer meeting 10AM

12. Motion was made to Adjourn the meeting at 10:17 a.m.

Minutes prepared by:

Tim Campbell
Assistant Secretary