

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
November 12, 2016

Directors Present:

Paul Laverty, Paige Street, Michael Farr, Joseph Polizzi, Don Wolf, Rick Garlock, and B. Milton (Chip) Choate

Directors Absent:

Steve Eckert

Guests Present:

Don and Nita Uptegraph, Sandra Jaynes, Debbi Roberts, Hazen Fanjoy, Bonnie Laverty, Judy Jackson, Kyle Kelly, and Althea Elliott

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

Paul asked the board to review the Minutes for the October 8, 2016 board meeting. Joseph Polizzi made a motion to approve the minutes for October 8, 2016. The motion was seconded and approved.

Treasurer's Report:

Treasurer Paige Street reported the cash bank balances as of end of October, 2016.

Account	Balance
THPOA - Regular Checking	\$97,475.90
THPOA - Special Assessment Checking	4,757.67
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$102,248.97
Road Deposits	1,000.00
Donations for Pool Fund	3,068.18
Donations for Tractor Storage Building	2,700.00
Special Pool Account	3,000.00
TOTAL BANK BALANCE	\$111,017.15

The board reviewed the balance sheet for the two months ending October 31, 2016, the income statement, and the statement of cash flow for the two (2) months ending October 31, 2016.

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

Open Forum:

Nita Uptegraph and Bonnie Lavery appeared in Open Forum to report on the Aqua-Nuts garage sale held on Saturday, October 22nd. The garage sale was a huge success generating over \$1,000 in sales. Proceeds will be utilized to improve the clubhouse pavilion and provide supplies for the swimming pool.

Kyle Kelly appeared in Open Forum to remind board members and others in attendance that the next Neighborhood Watch Meeting will be held this afternoon at 4:00pm at the City of Onalaska conference room.

Correspondence:

Chip Choate reported no correspondence received in the month of October.

Complaints:

Steve Eckert was absent and his complaint report was deferred to the December board meeting.

Building Permits:

Michael Farr reported that two (2) permits were approved in the past month. One permit was for a fence and the second permit was for lattice work.

Field Maintenance Activities:

Michael Farr reported minimal field maintenance was performed in October.

Pool Report:

Paul Lavery reported that there appears to be a water leak near the meter. Chip was requested to contact the water company to have a check made for a potential leak.

Other Business:

Chip Choate reported that thirty-eight (38) property owners attended the Annual Meeting.

Chip Choate reported the keyless lock system has been purchased. The system will utilize a fob for entrance. A new entrance gate will be required.

Paul Lavery reported the new camera surveillance system will be installed by January 31st.

Paige Street initiated a discussion on approving February 1, 2016 as the date for billing the 2017 Special Assessment Fee. Rick Garlock made a motion to approve February 1st as the date for billing the 2017 Special Assessment Fee. The motion was seconded and approved.

Michael Farr was requested to review the plans for the boat storage building and to report to the board at the December board meeting.

Chip Choate initiated a discussion on approving funds for Christmas decorations. Joseph Polizzi made a motion to approve \$150.00 for Christmas decorations. The motion was seconded and approved.

Michael Farr was requested to review plans for the proposed fence at the boat ramp lot on Lakefront Drive and to report to the board at the December board meeting.

Paul Lavery initiated a discussion on approving an association workday for clubhouse/pavilion issues. Issues shall include but shall not be limited to painting the pavilion, installing new pavilion lights, installing new surveillance cameras, installing new exhaust fans in both bathrooms, and removing the vines and shrubs growing on the fences at the clubhouse. Michael Farr made a motion to approve an association workday. The motion was seconded and approved.

Paul Lavery initiated a discussion of repairing the boat ramp lot on Harbor Drive. Steve Eckert will be requested to obtain a cost estimate for rocks for the boat ramp and report to the board at the December meeting.

Paul Lavery initiated a discussion to develop plans for the establishment of procedures for amending Twin Harbors deed restrictions. Paul indicated that Jim Wyckoff has been selected to lead in the development of such plans.

Paul Lavery initiated a discussion on developing and submitting to the board a Twin Harbors Ninth Amended By-Laws. Paul asked Chip Choate to lead in the creation of the Twin Harbors Ninth Amended By-Laws

Paul Lavery made the following announcements.

DATE	EVENT
Saturday, November 12, 2016	Neighborhood Watch Meeting, City of Onalaska Conference Room at 4:00pm. Everyone is invited to attend.
Saturday, December 10, 2016	Twin Harbors Board Meeting at 9:00am at the clubhouse. Everyone is invited to attend.
Friday, August 11, 2017	Last day to register as a candidate for the October 2017 election for the Twin Harbors board. Contact Chip Choate 281-685-3920 or mchoate@z-bizfirst.com .

The next board meeting is scheduled for Saturday, December 10, 2016.

Paige Street made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:34am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary