

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
November 16, 2019

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Rick Garlock, Joseph Polizzi, Rufus Hobbs, Sherry Pierce, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Hazen Fanjoy and B. B. Brown

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

Open Forum:

No one appeared in Open Forum.

Minutes:

Paul Laverty requested the board to review the Minutes for the November 16, 2019 Board Meeting. Rufus Hobbs made a motion to approve the minutes for the November 16, 2019 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of end of October 2019.

Account	Balance
THPOA - Regular Checking	\$95,477.54
THPOA - Special Assessment Checking	115,808.80
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$211,302.74
Special Administrative Account	4,100.61

Special Pool Account	12,960.00
TOTAL BANK BALANCE	\$228,363.35

The board reviewed the balance sheet for the two (2) months ending October 31, 2019, the income statement for the two (2) months ending October 31, 2019, the income statement for the month of October 2019, and the statement of cash flow statement for the two (2) months ending October 31, 2019.

Rick Garlock 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 October 2019.

Complaints:

Sherry Pierce reported a trailer continues to be parked on the cul-de-sac off Creek Drive. A trailer home in section one (1) appears to have multiple tenants. Will investigate and report to the committee.

Building Permits:

1st Architect Rufus Hobbs reported no building permits were issued in October 2019.

Field Maintenance Activities:

Chip Choate reported that in October the weather has improved and allowed limited mowing of the rights of way. The tractor battery appears to be weak. It was suggested that a battery charger be purchased and maintained in the storage building. A battery charger will be purchased.

Pool Report:

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

Chip Choate reported that Polk County Precinct 2 Commissioner Ronnie Vincent has initiated Twin Harbors road work. Weather permitting, the roads should be completed within the next seven (7) to ten (10) days.

Action regarding fines has been deferred.

Chip Choate reported to the board regarding the voting results for the 9th Amended By-Laws and the 2020 Special Assessment.

By-Laws

Number of votes cast	178.4
Yes	117.4
No	061.0

Special Assessment - Unimproved Lots \$65.00 per lot per annum

Number of votes cast	216.9
Yes	121.9
No	095.0

Special Assessment - Improved Lots \$95.00 per lot per annum

Number of votes cast	216.9
Yes	127.9
No	089.0

All three ballot initiatives passed.

Barbara Dickens initiated a discussion regarding trash collection services for Twin Harbors. A suggestion was made to provide a central collection point for collecting trash in the Twin Harbors subdivision. A central collection point would require a large collection container that would need to be cleared at least twice a month. After discussion it was decided no action would be taken.

Paul Laverty initiated a discussion of maintenance needed for Twin Harbors. The issues are listed below. Implementing these repairs and maintenance will be discussed and approved at future board meetings.

1. Pool Hand Rails
2. Concrete surrounding pool
3. Road Base
4. Boat Ramp pier
5. French Drain around storage building
6. Culvert on 2nd boat ramp

Barbara Dickens reported no incidents in the month of October 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.

DATE	EVENT
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.
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, December 14, 2019.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved.
The meeting was adjourned at 10:21 am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary