

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
November 14, 2020

**Directors Present:**

Paul Laverty, Barbara Dickens, Debbie Tanner, Rufus Hobbs, Sherry Pierce, Tim Campbell, Jimme McCorkle, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

David Tanner

**Paul Laverty, President,** called the meeting to order at 8:30am.

**Open Forum:**

No one appeared in Open Forum.

**Consent Items:**

Consent Items are defined as Minutes, Financial Statements, and Cash Balance in each of the separate accounts:

Debbie Tanner requested the board to review the three (3) consent agenda items. The consent items are Minutes for the October 10, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the two (2) month ending October 31, 2020, and the income statement for the month of October 2020.

In addition, Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of October, 2020.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$80,096.55
THPOA - Special Assessment Checking	51,103.50
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$131,216.45

Special Administrative Account	2,861.78
Special Pool Account	17,455.44
<b>TOTAL BANK BALANCE</b>	<b>\$151,533.67</b>

The board reviewed the balance sheet for the two (2) months ending October 31, 2020, the income statement for the two (2) months ending October 31, 2020, the income statement for the month of October 2020, and the statement of cash flow statement for the two (2) months ending October 31, 2020.

Debbie reported that all bank accounts have been reconciled and the reconciliation was accurate.

Rufus Hobbs made a motion to approve the three (3) consent items, the motion was seconded and approved.

**Correspondence:**

Chip Choate reported no correspondence was received in the month of October 2020.

**Complaints:**

Sherry Pierce, compliance officer reported no compliant letters were mailed to property owners in the month of October 2020. She is working on a standard notification letter regarding dead trees.

**Building Permits:**

1st Architect Rufus Hobbs reported five (5) permits requested and issued in the month of October 2020. Permits were issued for the remodeling of an existing home, a new roof, a new fence, a new sit built home on Sunset Drive, and the installation of an elevator in a home on Harbor Drive.

**Field Maintenance Activities:**

Chip Choate reported more right of way mowing in October 2020 with better weather. The ball field has been mowed for the upcoming Halloween program.

**Pool Report:**

As of September 1, the association reverted to our winter schedule for the association swimming pool, which includes cleaning and adding chemicals by Backyard Oasis on a twice a month basis.

## **Other Business:**

Paul Lavery reported that fobs continue to be distributed to property owners, although at a much slower pace.

Barbara Dickens and Debbie Tanner initiated a discussion regarding the Halloween function for the Twin Harbors Subdivision which was held on Saturday, October 31, 2020 from noon to 4:00pm around the baseball field and the clubhouse parking lot. This event was a truck or treat event without the necessity for the kids to be roaming around. Many favorable comments were received directly from those who brought their kids and grandkids to the event as well as many favorable comments were made on the Facebook pages in the Onalaska Community. Plans are being discussed for a large Halloween program for 2021.

Rufus Hobbs initiated a discussion regarding the proposed amended Building Permit Matrix. The revised and amended matrix eliminated many of the restrictions. Barbara Dickens made a motion to approved the amended Building Permit Matrix, the motion was seconded an approved.

Barbara Dickens reported to the board the 2020 Twin Harbors Garage/Yard sale held October 9th and 10th in the clubhouse pavilion was a great success. The Garage/Yard sale generated over \$2,000 and will be used for improvements to the association assets.

Rufus Hobbs and Barbara Dickens initiated a discussion regarding adding an extension to the existing boat ramp pier or adding a new boat ramp pier to the bulkhead to allow access to fishing for property owners. Rufus Hobbs was delegated the task of preparing a report regarding the proposed pier and the estimated cost of construction.

Rufus Hobbs initiated a discussion regarding a proposal to allow for the construction of green houses for the growing of plants. Tim Campbell was delegated the task of preparing a report to provide standards and specifications.

The Neighborhood Watch Organization (NWO) operating in Twin Harbors is not a function of the Twin Harbors Board. The NWO operates as a separate independent entity, is not sponsored by the board, and does not report to the board. From time to time, the board may request or seek an update from the NWO concerning crimes or mischief within the subdivision.

Chip Choate reported the City of Onalaska will hold a Christmas parade and the second Reindeer Dash Fun Run. These events will be held on Saturday, December 5, 2020.

Paul Lavery made the following announcements.

## TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, November 14, 2020	Twin Harbors November Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Thursday and Friday November 26 and 27, 2020	Thanksgiving Holidays - City offices closed
Saturday, December 5, 2020	City of Onalaska Christmas Parade starting at the OVFD at 5:00pm and line up beginning at 4:00pm. Reindeer Dash Fun Run starting at Jay's Auto Repair Shop at 5:00pm Registration starts at 3:30pm
Tuesday, December 8, 2020	City of Onalaska Council Meeting, at 5:00pm in the Council Chambers. Everyone is invited to attend.
Saturday, December 12, 2020	Twin Harbors December Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Wednesday, Thursday and Friday, December 23, 24, and 25, 2020	Christmas Holidays - City Offices Closed
Friday, January 1, 2020	New Year's Holiday - City Offices Closed

The next board meeting is scheduled for Saturday, December 12, 2020

Debbie Tanner made a motion to adjourn. The motion was seconded and approved.  
The meeting was adjourned at 10:12am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary