

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
December 16, 2017

The Twin Harbors Board Meeting scheduled for Saturday, December 9, 2017 was moved to Saturday, December 16, 2017 due to conflicting holiday schedules.

**Directors Present:**

Paul Laverty, Debbi Roberts, Rick Garlock, Don Wolf, Michael Farr, Liz Segrest. and B. Milton (Chip) Choate

**Directors Absent:**

Steve Eckert

**Guests Present:**

Barbara Dickens, Sandra Jaynes, and Greg Yost

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

Paul asked the board to review the Minutes for the Saturday, November 11, 2017 board meeting. Don Wolf made a motion to approve the minutes for November 11, 2017 Board Meeting. The motion was seconded and approved.

**Treasurer's Report:**

Treasurer Debbi Roberts reported the cash bank balances as of end of November, 2017.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$84,009.32
THPOA - Special Assessment Checking	37,022.81
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$121,047.53
Road Deposits	1,000.00
Donations for Pool Fund	3,647.38
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$132,354.91</b>

The board reviewed the balance sheet for the three (3) months ending November 30, 2017, the income statement for the three (3) months ending November 30, 2017, the income statement for the month of November 2017, and the statement of cash flow statement for the three (3) months ending November 30, 2017.

Debbi reported that Laurie Schultz, office manager mailed reminder letters the first week of November and the association collected \$765.00 from the mailings.

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

### **Open Forum:**

Greg Yost attended Open Forum to ask about plans to pave North Moonlight Drive. In accordance with state laws concerning Open Forum comments, Greg was advised that the issue cannot be discussed because the issue was not listed on the agenda; however, the association is planning a workshop on Twin Harbors roads in the month of February or March.

### **Correspondence:**

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

### **Complaints:**

Liz Segrest once again reported a certified letter has been mailed to Gary Kley regarding his mobil home and messy yard at the corner of Whisperwood Drive and Uvalde Drive. Home owner Keith Stifflemire has not picked up the injunction document issued by the district court in Livingston. Attorney Travis Kitchens will request the constable to post the notice on the front door of Mr. Stifflemire. Plans are to have a hearing in Livingston on Friday, January 5th. Report to be forthcoming in the January board meeting.

### **Building Permits:**

Steve Eckert, Architect #1, was absent and no report was issued on building permits.

### **Field Maintenance Activities:**

Chip Choate reported Barry Pounds continues to work on clearing the growth on the fence adjacent to the boat storage area. Barry continues to work on cleaning bushes

from rights of way with limited visibility on blind curves. More work is needed. Barry will assist Mitch Mitchell to clear rights of way on Sunset Drive.

### **Pool Report:**

Paul Laverty reported that the association pool is on a winter schedule for maintenance. New security lights have been installed.

### **Other Business:**

Rick Garlock initiated a discussion on the association storage yard. Rick is requesting the board to approve the purchase and installation of up to one hundred twenty-five feet of chain link fencing to replace existing fencing. This discussion was started at the August meeting. Rick indicated their investigation concludes that there are approximately forty-two (42) spaces available for renting. Chip Choate made a motion to approve the purchase and installation of up to one hundred twenty-five feet of chain link fencing to replace existing fencing. The motion was seconded and approved.

Paul Laverty indicated the Twin Harbors Architectural Permit continues to be under review. When the review has been finalized, the permit will be filed of record with the Polk County Clerk.

Paul Laverty made a motion to express the gratitude and appreciation of the Twin Harbors board to Debbi Roberts and Bonne Laverty and members of their decorating committee for the excellent Christmas decorations which have been installed at all three (3) Twin Harbors entrances. The motion was seconded and approved.

Paul Laverty reported that Ronnie Vincent was agreeable to admitting The Point Drive to the Polk County Road Synch; however, a formal letter request would be required from the Twin Harbors board. This will be added to the January agenda.

Debbi Roberts initiated a discussion to approve mailing all ballots initiatives separate from other correspondence. Also Debbi requested approval to discontinue mailing copies of The Winds unless specifically requested by a property owner and to discontinue making a copy of The Winds available at the annual meeting. Rick Garlock made a motion to approve the initiatives concerning ballots and The Winds. The motion was approved and seconded.

Barbara Dickens reported to the board for Sherry Pierce. Only three (3) responses have been received regarding the special assessment. One expressed concern that the special assessment was not the same for both improved and unimproved properties. Two responses did not want the roads to be repaired.

Paul Lavery made the following announcements.

DATE	EVENT
Friday, Saturday, Sunday, January 5, 6, and 7, 2018	City of Onalaska Market Days, at the Onalaska City Park, daily 10:00am to 5:00pm
Tuesday, January 9, 2018	City of Onalaska January Council Meeting will be held in the council chambers at 7:00pm. Everyone is invited to attend.
Tuesday, January 9, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Saturday, January 13, 2018	Twin Harbors January Board Meeting will be held in the Clubhouse at 9:00am. Everyone is invited to attend.
Saturday, January 13, 2018	Twin Harbors Quarterly Neighborhood Watch Meeting, Twin Harbors Clubhouse/Pavilion, 11AM.
Saturday, February 10, 2018	Twin Harbors February Board Meeting will be held in the Clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, February 13, 2018	City of Onalaska February Council Meeting will be held in the council chambers at 7:00pm. Everyone is invited to attend.
Tuesday, February 13, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Tuesday, February 20, 2018 through Friday, March 2, 2018	First day of early voting for the State of Texas Primary Election. Early voting is held at the Onalaska Sub-Court House on weekdays from Tuesday, February 20, 2018 through Friday, March 2, 2018. Early voting will be from 7:30AM to 4:30AM.

DATE	EVENT
Tuesday, February 20, 2018	Polk County Commissioners Meeting will be held in the Commissioners Court in Livingston, Texas at 10:00am. Everyone is invited to attend.
Tuesday, March 6, 2018	State of Texas Primary Election Day. Onalaska votes at the Onalaska Sub-Court House from 7:00AM to 7:00PM.
Saturday, April 21, 2018	Twin Harbors Heavy Trash Pick Up Day, starting at 8:30am. Place heavy trash on the bottom of driveway and volunteers will pick up and take to collection point.
Friday, August 10, 2018	Last day to register as a candidate for the Twin Harbors board election in October 2018. Candidates must register no later than 5:30PM by registering with THPOA secretary, chip choate, at 281-685-3920 or <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> .

The next board meeting is scheduled for Saturday, January 13, 2018.

Debbi Roberts made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:01am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary