

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
December 8, 2018

**Directors Present:**

Paul Laverty, Steve Eckert, Debbie Tanner, Joseph Polizzi, Liz Segrest, Barbara Dickens, and B. Milton (Chip) Choate

**Directors Absent:**

Rick Garlock

**Guests Present:**

Cheryl Farr, Greg Yost

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

**Open Forum:**

Cheryl Farr appeared in Open Forum to present her view on the proposal submitted in the November board meeting to close the boat ramp pier to swimmers and to fishing. Cheryl expressed her view that the boat ramp pier should not be closed to fishing. Cheryl was neutral on the subject of closing the boat ramp pier to swimmers. After a lengthy discussion, it was decided that any vote on closing the boat ramp to fishing will be deferred to a later undetermined date. It was noted the water level around the pier is deemed to be shallow and there is much debris around the pier. Many operators of boat ramps do not allow swimming off their pier.

Steve Eckert, property owner adjacent to the proposed boat ramp pier, expressed his unyielding opposition to building the pier.

Parking at the second boat ramp will present a problem. Should the pier be approved, a paved parking area would be required to keep cars and trucks off the street.

The issue of closing the boat ramp pier to swimmers was deferred until the January 2019 board meeting.

**Minutes:**

Paul asked the board to review the Minutes for the November 17, 2018 Board Meeting. Joseph Polizzi made a motion to approve the minutes for the November 17, 2018 Board Meeting. The motion was seconded and approved. It should be noted that the regular board meeting was moved from November 10, 2018 to November 17, 2018.

**Treasurer’s Report:**

Treasurer Debbie Tanner reported the cash bank balances as of end of November, 2018.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$91,085.99
THPOA - Special Assessment Checking	77,082.98
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$168,184.37
Special Administrative Account	5,699.61
Special Pool Account	6,460.00
<b>TOTAL BANK BALANCE</b>	<b>\$180,343.98</b>

The board reviewed the balance sheet for the three (3) months ending November 30, 2018, the income statement for the three (3) months ending November 30, 2018, the income statement for the month of November 2018, and the statement of cash flow statement for the three (3) months ending November 30, 2018.

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

**Correspondence:**

Chip Choate reported that no correspondence was received in the month of November 2018.

**Complaints:**

Liz Segrest reported one (1) follow-up complaint letter was issued in the month of November 2018. The follow-up letter issued concerned a mattress left in the side yard of a home on Parkview Drive. The mattress has been removed from the side yard of a home on Parkview Drive.

**Building Permits:**

No permits were issued in the month of November 2018.

The construction of a house on Harbor Circle remains substantially incomplete.

**Field Maintenance Activities:**

Chip Choate reported that in November, Barry Pounds was once again limited in his mowing of rights of way because the ground was water logged due to the heavy rains experienced in our area. When the ground has dried out, Barry will resume mowing rights of way and the ball field. This is the fourth consecutive month that rain has severely limited mowing.

**Pool Report:**

Paul Laverty reported that the pool is closed and maintenance and cleaning by Backyard Oasis is now on our winter schedule. Maintenance and cleaning will now be conducted twice a month as opposed to the weekly schedule of the spring and summer months.

**Other Business:**

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

Chip Choate reported he sent an email to Twin Harbors property owners requesting their opinion and comments regarding the closing of the boat ramp pier to swimmers and to fishing off the pier. Four comments were received. One comment received was from Cheryl Farr, whose opinion was referenced in the section on Open Forum. Three additional comments were received which were in favor of closing the boat ramp pier to swimmers. Action on closing the boat ramp pier to swimmers was deferred until the January 2019 board meeting.

Steve Eckert reported that bids for the construction of a second boat ramp pier were requested from several contractors. Two bids were received. Mosley Construction bid \$9,200 and Ivey Construction bid \$8,500. Any decision on a second boat ramp pier was deferred until the January 2019 board meeting.

Joseph Polizzi ordered a bank of new mailboxes to be placed along side the current mailboxes at the clubhouse. Michael Farr and Rufus Hobbs assisted Joseph to construct and install the new mailboxes.

Barbara Dickens initiated a discussion regarding the approval of a resolution requesting State Representative James White and State Senator Robert Nichols to submit legislation in the 86h Texas Legislative Session that would insert language into current laws to allow subdivisions within cities to proceed with a Chapter 211 Election. Action to approve the resolution was deferred until the January board meeting.

Barbara Dickens reported no negative action in the neighborhood watch program.

Paul Lavery made the following announcements.

DATE	EVENT
Saturday, December 8, 2018	Twin Harbors December Board Meeting will be held in the Twin Harbors clubhouse/pavilion at 9:00am. Everyone is invited to attend.
Tuesday, December 11, 2018	City of Onalaska December Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend,
Tuesday, December 11, 2018	Polk County Commissioners Court Meeting will be held in the Commissioners Court Chambers at 10:00am. Everyone is invited to attend.
Tuesday, December 18, 2018	Onalaska Water and Gas November Board Meeting will be held in the OWG Conference Room, 1598 FM 3459, Onalaska, Texas, beginning at 4:00pm.
Monday and Tuesday, December 24 and 25	City offices closed for the Christmas Holidays.
Friday, August 9, 2019	Last day to file as a candidate for the Twin Harbors board for the October 2019 election. Contact chip choate 281-685-3920 or <a href="mailto:mchoate@z-bizfirst.com">mchoate@z-bizfirst.com</a> to register as a candidate.

The next board meeting is scheduled for Saturday, January 12, 2018.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved.  
The meeting was adjourned at 10:25am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary