

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
December 14, 2019

Directors Present:

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

Directors Absent:

Rick Garlock and Sherry Pierce

Guests Present:

Craig Mackey

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 December 14, 2019 Board Meeting. Rufus Hobbs made a motion to approve the minutes for the December 14, 2019 Board Meeting. The motion was seconded and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$62,309.69
THPOA - Special Assessment Checking	6,379.26
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$68,965.35
Special Administrative Account	4,165.61

Special Pool Account	13,460.00
TOTAL BANK BALANCE	\$86,330.96

The board reviewed the balance sheet for the three (3) months ending November 30, 2019, the income statement for the three (3) months ending November 30, 2019, the income statement for the month of November 2019, and the statement of cash flow statement for the three (3) months ending November 30, 2019.

Rufus Hobbs 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 November 2019.

Complaints:

Sherry Pierce, complaint coordinator, was absent and her report has been deferred until the December board meeting.

Building Permits:

1st Architect Rufus Hobbs reported two remodeling permits were approved in November 2019. One remodeling job is for a recently purchased residence on Point Drive and the second remodeling job is for a residence, recently purchased from foreclosure, on Lakefront Drive. Both jobs are progressing in good fashion.

Field Maintenance Activities:

Chip Choate reported that in November mowing of the rights of way was limited.

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. A water leak at the meter for the clubhouse was repaired.

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 finished Twin Harbors road work. The original cost estimate of \$132,000 was increased to \$143,000 due to a need to slightly increase the road work area.

Barbara Dickens initiated a discussion of the categories of violations which shall be subject to the imposition of fines and the dollar amount of fines which shall be applied to each specific category. The board reviewed all categories of violations which shall be subject to the imposition of fines and the dollar amount of fines. Debbie Tanner made a motion to approve the list of categories of violations subject to fines and the respective dollar amount of fines which shall be applied to each category. The motion was seconded and approved. Barbara Dickens was requested to hand carry the final document of fine categories and the respective fine amount to the Polk County Clerk so that the document may be filed of record. After the document has been filed of record and the original returned to the THPOA, the document will be posted on the THPOA website.

Barbara Dickens initiated a discussion on a manufactured home in Section 1 where the owner of the property is using the manufactured home as a multiple housing unit. Barbara will conduct an investigation to determine the correct mailing address of the owner and additional background how the manufactured home is being used.

Barbara Dickens reported no incidents in the month of October which necessitated the involvement of the Neighborhood Watch Committee.

Paul Lavery made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Tuesday, December 10, 2019	City of Onalaska December Council Meeting has been cancelled. Council Meetings will resume in January 2020.
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.

DATE	EVENT
Monday, Tuesday, and Wednesday, December 23, 24, and 25, 2019	City of Onalaska Offices will be closed for the Christmas Holiday
Wednesday, January 1, 2020	City of Onalaska Offices will be closed for the New Years Holiday
Saturday, January 11, 2020	Twin Harbors January Board Meeting will be held in the Twin Harbors clubhouse at 9:00am. Everyone is invited to attend.
Tuesday, January 14, 2020	City of Onalaska January Council Meeting will be held in the City of Onalaska Council Chambers at 7:00pm. Everyone is invited to attend.
Tuesday, February 18, 2020	Early voting begins for the Texas Primary Election - Voting at the Onalaska Sub-Court House
Friday, February 28, 2020	Early voting ends for the Texas Primary Election - Voting at the Onalaska Sub-Court House
Tuesday, March 3, 2020	Texas Primary Election Day - Voting at the Onalaska Sub-Court House

The next board meeting is scheduled for Saturday, January 11, 2020.

Barbara Dickens made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:09am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary