

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
December 12, 2020

**Directors Present:**

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

**Directors Absent:**

None

**Guests Present:**

None

**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 November 14, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the three (3) month ending November 30, 2020, and the income statement for the month of November 2020.

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

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$79,432.33
THPOA - Special Assessment Checking	51,378.45
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$130,827.18

Special Administrative Account	5,101.78
Special Pool Account	15,715.44
<b>TOTAL BANK BALANCE</b>	<b>\$151,644.40</b>

The board reviewed the balance sheet for the three (3) months ending November 30, 2020, the income statement for the three (3) months ending November 30, 2020, the income statement for the month of November 2020, and the statement of cash flow statement for the three (3) months ending November 30, 2020.

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

A hundred and twenty (120) collection letters were recently mailed to property owners with past due accounts.

Tim Campbell 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 November 2020.

**Complaints:**

Sherry Pierce, compliance officer reported five (5) compliant letters were mailed to property owners in the month of November 2020. A house on Twin Harbors Dr. has an old mattress in front of the house. A trailer is parked illegally on Lakefront Dr. A boat trailer is illegally positioned on Whisperwood Dr. A lot at the corner of Twin Harbors Dr. and Whisperwood is being cleared but the owner is leaving debris piled in the lot and also in the street. A manufactured home in Section 1. requires skirting to be added to the home.

**Building Permits:**

1st Architect Rufus Hobbs reported four (4) permits requested and issued in the month of November 2020. Permits were issued for a new roof on Parkview Dr., a new manufactured home in Section 1, a new sit built home on Eat Sunset Drive, and a new site built home on Lakefront Dr.

### **Field Maintenance Activities:**

Chip Choate reported right of way mowing in November 2020 was reduced because of the weather.

### **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 Laverty reported that fobs continue to be distributed to property owners, although at a much slower pace.

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.

Barbara Dickens initiated a discussion regarding replacing or repairing the Twin Harbors signs at the three (3) entrances. Barbara will work with Barry Pounds to determine which of the three (3) signs may be repaired and which will require replacement. A report will be forthcoming at a subsequent board meeting.

Barbara Dickens requested approval to use a portion of the garage sale proceeds to pay for Christmas Decorations for the three (3) entrances. Debbie Tanner made a motion to approve using garage sale proceeds to pay for the Christmas Decorations. The motion was seconded and approved.

Barbara Dickens reported to the board that some individuals, with fobs, were leaving the clubhouse bathrooms in unsanitary condition. This has happened on several occasions. A decision was made to turn off access to the clubhouse gate for everyone except board members during the winter season.

Chip Choate reported the City of Onalaska held its Christmas parade and the second Reindeer Dash Fun Run on Saturday, December 5, 2020. These events were successful. City Hall will be closed

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 December Council Meeting, at 5:00pm in the Council Chambers. Everyone is invited to attend. December Council Meeting has been cancelled.
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.
Thursday and Friday, December 24 and 25, 2020	Christmas Holidays - City Offices Closed
Friday, January 1, 2020	New Year's Holiday - City Offices Closed

DATE	EVENT
Saturday, January 9, 2021	Twin Harbors January Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Tuesday, January 12, 2021	City of Onalaska January Council Meeting, at 5:00pm in the Council Chambers. Everyone is invited to attend.
Tuesday, January 12, 2021	State of Texas 87th Legislative Session begins at Noon
Monday, January 18, 2021	Martin Luther King Holiday - City Offices Closed
Wednesday, January 20, 2021	United States Presidential Inauguration Day
Friday, August 13, 2021	Last day to file for a position on the ballot for the October 2021 election to the Twin Harbors Board of Directors

The next board meeting is scheduled for Saturday, January 9, 2021.

Debbie Tanner made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:23am.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary