

Twin Harbors Property Owners' Association  
Board of Directors Regular Meeting  
Saturday, December 11, 2021, at 8:30 a.m.  
THPOA Tractor Barn

## MINUTES

- Barbara Dickens called the meeting to order at 8:30 am.
  - Members in attendance: Barbara Dickens, Debbie Tanner, Jimmie (Corky) McCorkle, Tim Campbell, Joseph Polizzi, Steven Eckert, Don LeRouax, and Bob Price
  - Residents in attendance: John Danna, Jim Robertson, Cheryl Farr, Lyn & Gary Sanders, Sandra Jaynes, Theresa & Doug Lehr, Jon & Doris Nelson, William (BB) and Kay Brown, Elizabeth & Conan Harris, Sherry Pierce, and Mark Ferrar.
- Tim Campbell reviewed the Public Forum guidelines.
- Old Business
  - The Board responded to questions from the November 13<sup>th</sup> Board Meeting from Sandra Jaynes and Doug Lehr.
- Open Forum –

**Speakers:**

**Jimmy "Corky" McCorkle (3:00)**

Addressed his concerns about recent issues with two board members.

**Doug Lehr (1:41):**

Requested feedback on the draft pledge that he sent to THPOA board members. He asked if we had a chance to read it yet. The answer given was that the document had been sent to the lawyer for review prior to signature.

Requested the status of the TH second storage building. Construction had been approved by the ARA and the Board.

**Joe Polizzi 35 seconds):**

Q: How many lots and lot owners are in Twin Harbors.

A: Just over 700 lots and about 350 property owners.

**Sherry Pierce (45 seconds):**

Q: Where did the proceeds from the sale of lot #10 go? What account is this money being held?

Q: Has the board and ARA met yet to discuss the use of the funds?

A: The funds are in the general fund. Awaiting establishment of a new bank account for the funds to be transferred.

**Doris Nelson (45 seconds):**

Requested togetherness and unity for the board.

**Tim Campbell (3:02):**

Reminder from October annual board meeting: Onalaska PD only has 1 officer covering 3<sup>rd</sup> shift. We should be concerned and unified for public safety.

Reminder from November board meeting: Chief Lyons asked us to petition our local legislators for more funding for Polk County Sheriff department. He indicated that he only has 1 officer for Polk County covering 3<sup>rd</sup> shift.

My Legacy

My legacy will not be on where I ensure that I'm constantly standing in front of the camera referring to "the community" when I never show up when the true need arises. Truthfully, it's all about sound bites and pictures for my future political aspirations.

My legacy will not be that of being an internet troll or keyboard coward, constantly badgering or bullying others with a platform of hate.

My legacy will not be one of me bothering people, when they're simply here to enjoy their golden years. This place is supposed to be paradise.

My legacy will not be one in which I try to use my title to intimidate people, quite frankly, all of this is temporary.

My legacy will not be marked with the words "harmony and conformity", I intend to never use them again. Especially when used to describe someone else's dream.

My legacy will continually be marked by me as responding to higher calls as this is what I know that my creator intended for all of us.

**Steve Eckert (38 seconds):**

Q: What was the legal expense of \$250?

A: Retainer fee for THPOA lawyer.

- Consent items approved by all board members. Motion made by Jimmie "Corky" McCorkle and Joe Polizzi 2<sup>nd</sup>.
- President's current topics were discussed by Barbara Dickens.
  - Motion was made by Bob Price to give an annual bonus of \$100 to Barry and Laurie. Debbie Tanner second the motion, approved by all board members.
  - Joe Polizzi: Memorial chair update, \$250 received, needs to be in a better location and completed. Discussion to move chair to the pavilion area to be more permanent structure. Additional discussion regarding the review of the insurance company and the

impact of having the chair in the pool area. Joe Polizzi made a motion to move the chair to the Pavilion area Bob Price 2<sup>nd</sup> and it was approved by all board members.

- Sandra Jaynes provided an update on the Memorial for Chip Choate. Motion to re-name the THPOA pavilion to the “Chip Choate Pavilion”. Motion was made by Deborah Tanner and Bob Price 2<sup>nd</sup>, Approved by all board members. Sandra also stated that a concrete bench would be the best for something out in the weather. Price for one from Lowe’s is about \$300, no engraving and one from a funeral home is \$1,000 and up with engraving.
- Correspondence received for the month ending November 2021.
  - Kimberly Langston sent an email that Deborah Tanner responded to. She will move in mid-late January 2022, and she asked for information on the POA.
  - An email was received from a property owner wanting a status update on his account.
  - Email received from Dough Lehr requesting the board to review a “Pledge” that he sent to the Board and ARA members. This document was sent to our attorney for review and comments.
- Bob Price reported to the Board on Deed Restriction Violations for the month of November.
  - Bob and Don both stated that they are following the Deed Restrictions equally and fairly and hopes that everyone would do the same.
  - A resident started construction without a permit. Multiple attempts and methods to reach the homeowner. City of Onalaska ordered a cease and desist. Fine is issued.
  - Rental property on Whisperwood has improved. 30-day letter will be sent.
  - Lakefront street property. A toilet in the front yard was deemed offensive. This item has been converted to a flowerpot for the sake of aesthetics.
  - A 2<sup>nd</sup> violation letter was sent to a property owner with a tent in the yard being used for storage.
  - We have some mowing issues with property owners in Section 1 to address.
  - Bob said they will be proactive going forward. He asked that if you receive a letter to please respond and let them know what your plans are or if you feel it’s wrong. When you buy property in Twin Harbors you agree to follow the rules and need to respond.

Steve Eckert asked if the work was still going on that had no permit? It was stated they didn’t think so.

It was asked if we can get Lee Parrish to come speak at our next meeting.

- BB Brown provided an update on the ARA Committee. He stated that they are going to work at getting their files in better order, so they don’t have to spend a lot of time looking for documents. Deborah said the ARA filing cabinet has been set up in the TH office.
  - Retaining wall approved
  - Roofing project approved.
  - Mark Ferrar stated that his contractor told him that no permit was needed to begin construction on his home. Working with ARA to resolve the issue.
  - “Cat house” work being done on the residence, a permit is needed, attempts have been made to contact the homeowner. Debbie will provide BB with the property owner information.

10) Pool report was provided by Steve Eckert. All 3 pumps have been running, when only 2 were generally used during winter schedule. Barbara will reach out to Oasis to find out why a third pump was still running.

11) Debbie Tanner reported on POA financial changes and office administrative items.

- Green for Green. Joe Polizzi is setting up a recycling program geared around aluminum recycling to be collected monthly. The funds will go into the Chip Choate memorial fund then later to the general funds. Steve 1, Bob 2, approved by all. Additional note of non-standing committees doesn't need to be on the agenda or have a special meeting announcement.
- Deborah made a motion to have Laurie's position, THPOA Office Administrator, the ability to make night deposits at the THPOA bank of record. It was approved by all.
- The ARA gave an email they received from Cheryl Farr to Debbie Tanner to respond to. Cheryl asked if a property owner is behind on their dues and fees but submitted a building permit request, would the property owner first need to pay what is owed? It was discussed and the bottom line is we can't hold permits on this type of issue.
- Deborah made a motion to send 19 property owner files to the attorney to send out a demand letter. These accounts owe the POA over \$25,000 in assessments and fees, demand letter is being sent to THPOA lawyer.
- Deborah reminded everyone that if you have any information needing to be uploaded to the THPOA website to send it to her to coordinate the upload with the IT person.

12) Barbara Dickens asked for committee reports.

- Theresa Lehr asked about the committees with no current chair. Debbie stated that we would hold off until January and perhaps we can get people to sign up for committees at that time.
- Sandra Jaynes reported on the Welcome Committee and what their thoughts and plans are. She asked for approval of funds so they can purchase some items to give new property owners. Debbie made a motion to approve funding for the welcome committee Barbara 2<sup>nd</sup> and it was approved by all.
- Bob Price reported on the IT Committee and what their thoughts and plans are. The plan of action is
  - Address email issues first.
  - Push website back until email is done.
  - Will schedule to meet with me on financial items for the project.
  - Wants to schedule a meeting with our current IT person. Debbie said to let her know when and she'd set up the meeting and attend.

13) Barbara Dickens stated that the Management certificate is done and being filed by the THPOA attorney. Other documents are still being reviewed and pending approval.

14) A Motion was made to Adjourn, and all approved at 10:37 am.

Approved by the Board on 1/8/2022  
Debbie Tanner  
Treasurer