

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
April 9, 2011

Directors Present:

Fred Alderman, Jim Wilder, Jim Wyckoff, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

Jack Cumpton, Shana Derouen, and Joseph Polizzi

Guests Present:

Laurie Schultz, Office Manager

Pat Casey for Open Forum.

Fred Alderman, President, called the meeting to order at 9:12 AM. Jim Wilder made a motion to approve the agenda, the motion was seconded and was approved. Jim Wilder made a motion to approve the minutes for the January 8th board meeting, the motion was seconded and was approved.

Correspondence:

None

Open Forum:

Pat Casey attended the Open Forum to request that the board establish its key objectives in revising the Deed Restrictions and in restating the Bylaws. The board determined its key objectives, which are listed below in the New Business section.

Pat initiated a discussion of a outbuilding that has been submitted to the Architectural Committee. Pat stated that the current deed restrictions for Sections 2 through 5 clearly forbid the construction of any outbuilding, save and except for a garage that is connected to a home. The Architectural Committee has already approved construction of the outbuilding in question and the application permit has been countersigned by two board members. Pat indicated that in as much as the Architectural Committee and the

board has failed in its fiduciary responsibility to the property owners of Twin Harbors, he will attend the May board meeting and request resignations.

Closed Session:

None.

Financial Report:

Chip reported the following bank balances as of end of March, 2011.

Account	Balance
THPOA - Regular Checking	\$47,467.90
THPOA - Special Assessment Checking	30,990.27
TOTAL	\$78,458.17

A listing of checks paid in the month of March 2011 was reviewed and specific items were discussed.

Jim Wyckoff made a motion to approve the financials, the motion was seconded and approved.

Old Business:

Robert presented his revised proposal for a Property Owner Construction Guide. The revised application permit form now includes a \$2,000 road deposit that must be submitted concurrently with presenting the application permit to the board. In addition the revised application now requires a lot plat with building location and subdivision lot location. The purpose of the guide is to create a handout for homeowners to start the home building process. Robert will email an update to all board members.

Fred and Robert reported that the Deed Restriction Committee has compiled a draft Deed Restriction that addresses numerous areas of concern. Fred called a special board meeting to be held Saturday, April 30, 2011 at 9 AM for the specific purpose of the board reviewing and making further changes or modifications to the draft Deed Restrictions. The Deed Restriction Committee and Association Attorney, Travis Kitchens, will attend the Open Forum section of the May 14, 2011 board meeting to participate in a question and answer session prior to submitting the proposed document to Travis Kitchens for his assessment.

Robert reported that the boat ramp gate will not be installed by April 1st. Chip volunteered to assist Robert obtain details on construction of the boat ramp gate.

Robert reported that the sign at entrance # 3 has been repaired and restored to its original state. Cost of the project is \$250.00. Entrance # 1 needs new signage. Estimated cost of repair is \$350 to \$400. Chip made a motion to authorize Robert executing a contract to repair or replace the sign. The motion was seconded and approved.

New Business:

The board resolved to consider and approve four key objectives in the revision of Deed Restrictions. In the order of priority these being: 1. Association Revenue including the maintenance of parity, 2. Clarification of "Reserves", 3. Consolidation of Deed Restrictions into two (2) documents, the first document being for properties in Section One, and the second document being for all other properties, and 4. mandating the minimization of legalese thus using "plain language" whenever possible.

After assessment by Travis Kitchens and final board approval, the proposed revised Deed Restrictions will be placed on THPOA website to provide property owners an opportunity to make comments and propose changes. A FAQ section will be provided.

Robert initiated a discussion of pool security during the summer months. Robert made a motion to hire Bill Belcher to conduct two inspections Monday through Thursday and conduct three inspections Friday through Sunday at a rate of \$5.00 per inspection. The board acknowledged the good work Bill performed last year, confiscating illegal keys and keeping the clubhouse/pool area free of non-property owners. Bill will begin his inspections May 1st. The motion was seconded and approved.

Jim Wilder initiated a discussion for opening the pool before opening regular hours for the Twin Harbor Exercise Club. Jim Wyckoff made a motion to open the pool for the exercise club. The motion was seconded and approved.

Jim Wilder initiated a discussion of THPOA making a proposal to the City of Onalaska, whereby THPOA will dedicate the streets/roads in the Twin Harbors subdivision to the City of Onalaska. Moving ownership of the streets/roads from Twin Harbors to the City of Onalaska will save considerable expense for Twin Harbors. Under the proposed arrangement Twin Harbors will pay for all materials utilized in road maintenance and Polk County will provide personnel and equipment for maintaining the streets/roads within Twin Harbors. Chip made a motion authorizing Jim Wilder to present this proposal to the City of Onalaska City Counsel. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of a hole left in the road when Affordable Paving repaired a section of road on Lakefront Drive. Affordable Paving was contracted by Polk County Fresh Water Supply Dist. #2 to repair a section of Lakefront Drive that was damaged by Polk County Fresh Water Supply Dist. #2 as crews laid sewer pipe. Chip was asked to contact Affordable Paving to request the damaged roadway be repaired.

Jim Wilder made a motion to adjourn the meeting. The motion was seconded and approved.

The meeting was adjourned at 10:06 AM. Next meeting is scheduled for May 14, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary