

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
April 14, 2012

Directors Present:

Rosemary Covalt, Jack Cumpton, Don Uptegraph, Jim Wilder, Jim Wyckoff, and B. Milton (Chip) Choate

Directors Absent:

Joseph Polizzi

Guests Present:

Laurie Schultz, Office Manager, and Pat Casey

Jim Wilder, President, called the meeting to order at 9:05 AM. Jack Cumpton made a motion to approve the minutes for the March 10, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

Chip reported the following bank balances as of end of March, 2012.

Account	Balance
THPOA - Regular Checking	\$80,832.23
THPOA - Special Assessment Checking	25,873.55
TOTAL	\$106,705.78

A listing of checks paid in March 2012 was reviewed and specific items were discussed.

Jack Cumpton made a motion to approve the Treasurer's Report, the motion was seconded and approved.

Open Forum:

Pat Casey attended open forum to propose that the Board consider establishing a team of volunteer property owners who would take on some of the responsibilities and tasks that the board currently contracts to others. Such a team of volunteers would save the

association much needed funds plus a volunteer group would create more community awareness. The board indicated that the subject of creating a team of volunteers will be brought forth at the annual meeting.

Pat also initiated a discussion of residents and others continually running the various stop signs within the subdivision. Pat asked the board to consider replacing certain stop signs with "Yield" signs.

Jim Wyckoff attended open forum to initiate a discussion of the curb cut on Twin Harbors Drive, which originates on the day care lot, which is a commercial property. Jim stated that within the past two weeks, on two different occasions, he came close to being hit by a vehicle exiting from the day care by turning left on Twin Harbors Drive directly into the path of oncoming vehicles. Other board members echoed the same complaint and frustration with the current situation. Rosemary Covalt was requested to visit with the day care owners/operators expressing our concern for the safety of individuals entering and exiting Twin Harbors and it is the intent of the board to proceed with any measure necessary to enhance the safety of the roadway. Rosemary is to report to the board at the May meeting.

Correspondence:

ProStar Waste sent the Association an email indicating that the City of Onalaska did not wish to modify the existing franchise agreement to require ProStar Waste to limit the refuse collection truck used in Twin Harbors to a maximum of dead weight of ten (10) tons. Chip stated that he will follow up with the city when the new mayor is installed.

Bonnie Anik-Goli requested assistance from the board in trying to resolve a problem with a home she owns in Twin Harbors. We put her in contact with a realtor who has investors interested in purchasing homes to repair and either sell or rent.

Complaints:

Jim Wyckoff reported that the property owner on Sunset Drive has moved the trailer that has been parked in the street for several months.

No new complaints were received during the past month.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Jim Wilder and Chip Choate initiated a discussion of the City of Onalaska enforcing municipal traffic laws in Twin Harbors. At the April 10th Council Meeting, the city disclosed that Ordinance #248, which was passed by Council on October 8, 2002, gave the City of Onalaska the right to enforce municipal laws within Twin Harbors.

Don Uptegraph initiated a discussion of how the board intends to place the 25 MPH Speed Limit signs that have been recently acquired. A sign is to be placed at each entrance, on Creek Drive, Lakefront Drive and Parkview Drive.

Jim Wyckoff initiated a discussion of property owners who do not know that a permit is required when a property owner has a logging firm cut and haul trees. At Jim's request, the Association approved Jim Wyckoff drafting a letter to be sent to all property owners, advising that a permit and a \$2,000 deposit is required prior to a logging firm cutting and hauling trees. As part of the permit to cut and haul, the property owner agrees that each lot must be cleaned after tree cutting. Rosemary Covalt made a motion to approve Jim's request. The motion was seconded and approved.

Pat recommended to the board that the Architectural and Facilities Committee use the previous Road Policy and Procedures to provide guidance on how the board should proceed with determining road paving. Chip asked that before accepting the previous Road Policy, these issues should be re-investigated by soliciting input from new sources so that the board has the benefit of the latest procedures and most current technology. The board feels it is important that an inspector certify all road improvements have been made in accordance with the contract, prior to payment to the contractor. Chip made a motion that The Architectural and Facilities Committee meet to devise a policy and procedure guideline and bring their outline to the board for review and discussion. The motion was seconded and approved.

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

The meeting was adjourned at 10:31 AM. Next meeting is scheduled for May 12, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary