

Twin Harbors Property Owners Association, Inc

Board of Directors Meeting

August 14, 2010

Directors Present:

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

Directors Absent:

David Heathcock, Greg Yost

Guests Present:

Laurie Schultz, Office Manager

Mr. and Mrs. Harold Redding, Susan Ross, and Robert and Rosemary Covalt for the Open Forum

Fred Alderman, President, called the meeting to order at 9:00 a. m. Fred made a motion to approve the agenda, the motion was seconded and was approved. Robert made a motion to approve the July minutes, the motion was seconded and was approved.

Correspondence:

One complaint has been received on a property on Creek Drive. Complaint Form will be referred to Greg Yost to investigate and send a form if the complaint is justified.

Open Forum:

Mr. and Mrs Redding were at the Board Meeting to hand deliver to the Board, a Deed Restriction Complaint Form which reported that their neighbor, Mr. Rick Morris, built his carport eighteen (18) inches from the side property line, and the Deed Restrictions state that no structure can be built closer than five (5) feet from the side property line.

Mr. Redding also stated that Mr. Morris drives his vehicle from Morris's driveway into Mr. Redding's side yard and then Mr. Morris drives his vehicle into Mr. Morris's back yard, thereby creating a rut in the Redding's side yard. In addition Mr. Redding reported to the Board that Mr. Morris has called the Onalaska Police Department on several occasions to complain that when Mr. Redding mows his yard, dust and grass will fall on Mr. Morris's vehicle. The Board informed Mr. Redding that the Board will take under consideration the assertion that Mr. Morris built his carport closer than five

(5) feet to his side property; however, the other issues discussed are beyond the jurisdiction of the Board and must be settled by the respective parties.

The Board requested Chip to investigate Association records to determine if the carport on Mr. Morris's property was built with Association approval and if the carport has been built closer than five (5) feet to Mr. Redding's property line.

Susan Ross received a Deed Restriction Compliant Form stating that her boat is parked in front of her home's front building line and the boat must be moved behind her home's front building line. Mrs. Ross told the Board that she has moved her boat behind the front building line of her home. Mrs. Ross asked the Board for a clarification as to exactly what is the front building line of her home. A neighbor on Sunset Drive, several houses down from Mrs. Ross was reportedly was told by Cliff Budd that this individual could place her large pontoon boat in front of her home as long as the boat was more than twenty feet from the front property line and Mrs. Ross wanted to know why she (Mrs. Ross) was being charged with a Deed Restriction violation and her neighbor was not being charged. Mrs. Ross was informed by the Board that the explanation given to her neighbor was incorrect and her neighbor would be informed that she has to move her boat behind the front building line.

Mrs. Ross then provided the Board with about twenty pictures of apparent Deed Restrictions, including one for a current director. Vehicle violations, rubbish and building on the front street right of way were referenced by Mrs. Ross. The Board informed Mrs. Ross that they would discuss building on the street right of way with the Board member who constructed on the street right of way.

The Board stated that their action concerning Deed Restriction violations is undertaken when a Complaint form is received. Ms. Ross acknowledged that she must provide completed Complaint forms to the board. The Board also acknowledged that the present form is often not specific and therefore a new form will be designed that requires anyone turning in a complaint form to state specifically the nature of the complaint and also provide a picture of the violation that they feel needs to be corrected.

The Board told Mrs. Ross that the complaint against her had been satisfied.

Robert and Rosemary Covalt requested the identity of the owner of a property behind their home. A tree on this adjacent property is in danger of falling on their carport and the Covalt's want to contact the owner and ask that the tree be removed. Laurie provided the Covalt's with the requested information.

Closed Session:

None.

Financial Report:

Chip presented a final budget for Fiscal Year Ending August 31, 2011. Fred made a motion to approve the budget; The motion was seconded and approved.

Chip reported the following bank balances as of end of July, 2010.

Account	Balance
THPOA - Regular Checking	\$19,672.45
THPOA - Special Assessment Checking	5,382.39
TOTAL	\$25,054.84

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

Old Business:

Robert reported a bid has been received from CCC for repairing the small road hole caused by a ProStar Waste truck. The bid has been referred to ProStar and is awaiting a response from the company.

Robert reported the new sign for the boat ramp has been received and installed.

Andres Electric has installed new lights at the entrance, fixed security lights and installed new light sensors at the pool and installed the new security cameras for the clubhouse/pool area. A new monitor has also been purchased for viewing video provided by the security cameras.

Due to a timing problem, Tracy and Pattie Smith found it necessary to request approval for construction of their garage prior to the August Board meeting. The Smith's submitted plans and specifications to Robert who reviewed plans and determined the plans and specifications met Board and Deed Restriction requirements. David, Fred and Chip joined Robert in approving construction of the garage. At the Board meeting, the Board ratified the approval given to The Smith's.

The Board requested Jim to prepare a draft policy for Property Owners to reserve the Clubhouse/Pool area. This policy will be submitted to the Property Owners at the Annual Meeting.

The Association Face Book page has been established and The Winds makes reference to page availability.

New Business:

Robert reported that the Association tractor is running hot. Barry must stop several times while mowing and fill the radiator with water. Also the front tires are slick and will need to be replaced shortly.

Robert requested approval to replace three street signs that have apparently been taken. Jim made a motion to approve purchasing replacement signs; The motion was seconded and approved.

Jim reported that several home owners have been vandalized, primarily on the weekends.

Robert prepared an Excel program to keep track of complaint letters and responses. The board approved using the program.

Fred asked the Board to consider placing a chain or cable across the boat ramp (prohibiting launching) and allow access only to property owners in good standing. A discussion was held and the Board was divided on the proposal. Fred indicated he would obtain additional information and the discussion will be continued at the next Board meeting.

Robert presented a Policy for Project Management. The Policy was discussed and reviewed by the Board. Jim made a motion to approve the Policy for Project Management, the motion was seconded and approved.

The board reviewed a letter to Mrs. Betty Graves advising Mrs. Graves of a correction in the amount of her annual Maintenance Fee Billing.

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

The Meeting was adjourned at 10:40 a. m. Next meeting is scheduled for September 11, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary