

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
December 10, 2011

**Directors Present:**

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

**Directors Absent:**

Joseph Polizzi

**Guests Present:**

Laurie Schultz, Office Manager

Pat Casey and Fred Alderman

**Jim Wilder, President, called the meeting to order** at 9:06 AM. Jack made a motion to approve the minutes for the November 12, 2011 board meeting, the motion was seconded and was approved.

**Correspondence:**

Fred Alderman submitted his resignation as a Twin Harbor Board Member and as a member of the Deed Restriction Committee, to be effective immediately, December 10, 2011.

No written complaints from property owners were received in November.

The Board acknowledged the efforts of Rosemary Covalt in resolving an outstanding complaint, which involved having an abandoned boat removed from the Association storage yard by the owner of the boat.

**Open Forum:**

**Jim Wilder** initiated a discussion in Open Forum of a home under construction in Twin Harbors. A question was raised by a property owner concerning a canopy being built to the side of the home. Plans of the home were reviewed and it was determined that the home was being built according to approved plans and within Twin Harbor setback requirements. Jim Wyckoff made a motion to require a full set of building plans to be submitted with each building permit. A set of building plans will be kept by the board

and maintained in the file for the respective property. The motion was seconded and approved. The building permit will be modified to reflect the requirement for a full set of building plans.

**Fred Alderman** attended the Open Forum (after resigning) to discuss a property owner on Sunset Drive who regularly parks an RV or a plumbing trailer on the street for extended periods of time. Jack made a motion to send the property owner a complaint letter and to concurrently request assistance from the Onalaska Police to require the property owner to keep the RV and plumbing trailer from being parked on Sunset Drive. The motion was seconded and approved. Jim Wyckoff will sign the letter and follow-up with the Onalaska Police.

**Pat Casey** attended the Open Forum to discuss Twin Harbor road policy. From a historical perspective, it is Pat's contention that Twin Harbors has spent more than two million dollars (\$2,000,000) to repair and replace existing roadway. Pat feels that previous boards made mistakes when funding roads and subsequently developed plans which emphasized paving long stretches of roads and de-emphasized patching of roads. Pat asked the board to consider a review of the current policies and procedures for roads and if appropriate to change the policies and procedures. Pat continued, stating that at one time, policies and procedures were approved that contained significant input from a previous county commissioner and a state engineer who worked on highway construction on Highway 59. Pat feels there is no strategy in the determination of what roads receive attention. Pat reflected that Polk County recommends crushed rock should be applied to the damaged road and crushed rock should continue to be applied until a plan is in place to overlay the entire road. Pat felt it is a waste of money to do any patching with asphalt. Without a plan, determining a special assessment fee for roads is purely subjective. Initially, Pat's original plan developed a quantifiable priority rating for each road in Twin Harbors. Road ratings were assigned based on a rating schedule developed by Polk County. In the past few years, the priority rating of road work has been abandoned by successive boards.

Our bylaws state that boards must follow the policies and procedures put in place by previous boards unless those policies and procedures are changed by the current board. Pat emphasized that a number of circles were paved, despite no homes being located on the circles, thus proving that previous boards were not assigning a priority rating to road work.

Chip requested that Pat prepare and provide to the board, his recommended plan or suggestions and also include longevity assumptions. It is felt that a written report to the board is preferable so the board may properly evaluate the proposal and to help and assist the board to become better informed so that the best decisions may be made by the board. A written report will provide specific data points and minimize

misunderstandings and ambiguities. Pat agreed with the request and will prepare a report which will be presented to the board at the January meeting.

**Closed Session:**

Jim Wilder initiated the discussion, in closed session, to give Laurie Schultz and Barry Pounds, each, a \$100 Christmas bonus. A vote to pay the Christmas bonus was taken in open session.

**Treasurers Report:**

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

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$87,280.84
THPOA - Special Assessment Checking	1,722.19
TOTAL	\$89,003.03

A listing of checks paid in November 2011 was reviewed and specific items were discussed.

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

**All other Business Issues:**

Jim Wyckoff made a motion to approve giving Laurie Schultz and Barry Pounds, each, a \$100 Christmas bonus.

Jim Wyckoff deferred discussion of installing a flag pole and the required lighting to the January meeting.

Chip deferred discussion of Twin Harbor Asset Book to the January Meeting.

The Board acknowledged the approval of a Twin Harbors building permit for Joseph and Anglea Polizzi.

Jack initiated a discussion and review of preliminary road construction plans for the current fiscal year. Jack deferred discussion until early spring when the Association will have more definitive information concerning availability of funds.

Jim Wilder initiated a discussion of the Deed Restriction Committee (DRC). The DRC consisted of four (4) board members and four (4) non-board members. Last fiscal year, work on revising the Deed Restrictions was deferred in order to concentrate on bringing the bylaws into compliance with the changes in rules and regulations made by the Texas legislature. Jack Cumpton and Don Uptegraph are carry over board members. Rosemary Covalt and Jim Wilder were selected to be the remaining board members of the DRC. Pat Casey and Bill Belcher are carry over non-board members. Two new non-board members will be selected at the January board meeting. The first meeting of the revamped DRC is projected for February.

Don initiated a discussion of the need for the board to become more aggressive in the enforcement of deed restriction violations. In numerous instances, Don felt that violations of deed restrictions have been allowed to languish or slide into non-enforcement. Jim Wilder responded that the board carefully reviews all written deed restriction complaints, investigates the alleged violation and then proceeds with enforcement if a violation is found to exist. A complaint must first be filed before action can be taken.

Jim Wyckoff followed with a discussion of a home in Twin Harbors that had been condemned by the City of Onalaska for demolition; however, two years later the home has not been demolished. Jim Wilder reflected upon a mobil home that had also been condemned by the City of Onalaska for demolition; yet, the city has yet to take action. Jack countered that it would be of immense benefit to the Association to have one or more members of the Board to regularly attend council meetings to speak out on issues of interest and benefit to Twin Harbors subdivision. Jim Wyckoff made a motion to elect Rosemary as Political Advocate for the Association, to attend the council meetings and speak out on issues of interest and benefit to Twin Harbors subdivision. The motion was seconded and approved. Rosemary accepted the position of Political Advocate for Twin Harbors. Rosemary requested an introduction letter to the Mayor of Onalaska.

Jim Wilder initiated a discussion of repairs to be made to the bulkhead by Vincent Construction Company. Jim reports that Ronnie Vincent has been contacted several times and upon each occasion has promised to have the bulkhead repaired, but to date, no repairs have been made. While in meeting, Jim called Ronnie and the board was promised that repairs would be made Tuesday December 13th.

Rosemary initiated a discussion of decorating the front entrance to Twin Harbors. Rosemary and Robert cut the grass in the middle of the esplanade, repainted the area immediately surrounding the drain grate, put up three wreaths and Christmas lights.

The fir trees have been purchased and will be added to the esplanade when the trees have grown more and gained strength. The board thanked Rosemary and Robert for a tastefully done display. Rosemary and Robert will trim the adjacent bushes, replace several dead bushes and clean out the drain.

Jim Wilder initiated a discussion of the cul-de-sac at the end of Lakefront Drive. The cul-de-sac was damaged several months when the sewer company installed a new sewer line for a new home built at the end of Lakefront Drive. The condition of the cul-de-sac is continuing to deteriorate and the recent rains have only accelerated the deterioration. This item has been on the agenda numerous times, without resolution. Jim Wyckoff made a motion that the board write a formal letter to the sewer company, describing in detail the history of the issue and requesting the sewer company to repair the damage caused during sewer company work. The motion was seconded and approved.

Jim Wyckoff reported that BMB Construction Co., Inc. submitted a building permit for a home already under construction, located on Lakefront Drive. The building permit has been approved, which brings the project into compliance with Twin Harbor policy.

Jim Wilder initiated a discussion of considering a policy regarding the cutting of dead trees in Twin Harbors. The board acknowledges that if a dead tree presents a threat to a power line, SHECO will cut down the dead tree. Dead trees can present a threat to adjacent property owners and may also be a fire hazard. The board decided that for the current time, property owners with dead trees should be contacted by adjacent property owners who feel threatened, requesting the trees be taken down.

Chip initiated a discussion of the January 2012 Winds Newsletter. Jack made a motion to approve the January 2012 Winds Newsletter. The motion was seconded and approved.

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

The meeting was adjourned at 10:59 AM. Next meeting is scheduled for January 14, 2012.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary