

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
December 8, 2012

Directors Present:

Jim Wyckoff, Dyana Babik, Jack Cumpton, Michael Farr, Joseph Polizzi, Jim Wilder, and B. Milton (Chip) Choate

Directors Absent:

Rosemary Covalt

Guests Present:

Laurie Schultz, Susan Ross, and Paul Laverty.

Jim Wyckoff, President, called the meeting to order at 9:00 AM. Jim Wilder made a motion to approve the minutes for the November 10, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

Joseph Polizzi reported the following bank balances as of end of November, 2012.

Account	Balance
THPOA - Regular Checking	\$109,463.52
THPOA - Special Assessment Checking	31,651.52
TOTAL	\$141,115.04

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

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

Open Forum:

Susan Ross attended Open Forum to discuss a letter she received from the board in reference to a deed restriction violation concerning the building of screened-in walls and

a roof on a previously built patio deck. When the deck was built, four years ago, Susan was told that she did not need a permit from the board or from the city. Placing screened-in walls and a roof on the deck make the facility a structure, and; therefore, require a building permit from the board. Susan was advised she needed to complete a building application permit and the structure needed to be attached to the house. Susan indicated that she would complete a building application permit and provide plans for the enclosed patio structure which reflect the structure being attached to the house.

Correspondence:

Letter received from property owner Jeff Guilliand asking that existing property owners be given an opportunity to bid on the boat ramp lot before the lot is made available to the general public.

Complaints:

No written complaints were received since the last board meeting.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Jim Wyckoff initiated a discussion of an email from Rosemary Covalt, dated Thursday , November 29, 2012, whereby Rosemary resigned as a THPOA board member. Chip Choate made a motion that the board accept and approve Rosemary's resignation as a THPOA board member effective Thursday, November 29, 2012. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of electing Paul Laverty as a THPOA board member with a term of office expiring October 2013. Jim Wilder made a motion to elect Paul Laverty as a THPOA board member with a term of office expiring October 2013 and for Paul to be responsible for management of THPOA property owner complaints. The motion was seconded and approved. After his election as a board member, Paul voted on all subsequent matters coming before the board.

Jim Wyckoff initiated a discussion leading to the review of the contract with ProStar Waste as the collecting agent for trash at the Twin Harbors Clubhouse. Chip was requested to contact ProStar to determine if the Association could lower its cost by using ProStar services for two quarters as opposed to the current four quarters. Jim Wilder made a motion to give Jim Wyckoff authority to terminate the contract with

ProStar and purchase a large, heavy duty trash collection can and bags if we are unsuccessful in negotiating a cost reduction at a cost not to exceed \$150.00. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of creating permanent committees to be staffed by Twin Harbors property owners. Committees will assist the Twin Harbors board facilitate their responsibilities and duties. Each committee will write committee specific Policy and Procedures which will be approved by the board. Jim Wilder made a motion granting authority to the President, Jim Wyckoff, to create committees, to select committee chairman and to assist the committee chairman with committee membership. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of appointing Pat Casey as chairman of the Twin Harbors Roads Committee. Jack Cumpton made a motion to approve the appointment of Pat Casey as chairman of the Twin Harbors Roads Committee. The motion was seconded and approved.

Jim Wyckoff and Dyana Babik initiated a discussion of paying bonuses to Laurie Schultz and Barry Pounds. The bonuses were budgeted. Joseph Polizzi made a motion to approve bonuses, as budgeted, to Laurie Schultz and Barry Pounds. The motion was seconded and approved.

Jim Wyckoff reported to the board that a letter from Precinct 2 Commissioner Ronnie Vincent is being finalized and the discussion on roads will take place at the next board meeting.

Dyana Babik initiated a discussion of Policy and Procedures for approving and building fences in Twin Harbors. The board felt additional time was needed to review and evaluate the proposed document. In addition, it was requested that property owners be allowed to provide input to the discussion; therefore, comments from property owners will be solicited in the January 2013 Winds.

Dyana Babik initiated a discussion of Policy and Procedures facilitating the processing of complaints filed by Twin Harbors property owners. Jim Wilder made a motion to approve the Policy and Procedures for Complaints filed by Twin Harbors property owners, including the creation of a Complaint Log and the revision of the Property Owner Complaint Reporting Form. The motion was seconded and approved.

Chip Choate initiated a discussion of the auction held for Twin Harbors lots. The successful bidder of seven (7) lots has decided not to complete the purchase of the lots.

Chip Choate initiated a discussion of the traffic issue problem at the corner of Twin Harbors Drive and FM 3186. Our planned course of action requires the Association to

first obtain permission from Texas Highway Department. A letter has been sent to the Texas Highway Department; however, a response has not been received.

Chip Choate initiated a discussion of questions presented to attorney for Twin Harbors. The attorney for THPOA advises against granting of any waivers to Twin Harbors property owners by the Twin Harbors board. A single family dwelling is defined in the deed restrictions as a building structure and not for purpose or use. The Architectural Committee has authority to approve structures only as presented in the deed restrictions.

Chip Choate initiated a discussion of the January 2013 Winds. Jack Cumpton made a motion to amend the Winds to include an auction on the lot which was originally designated as a boat ramp. The lot will be offered to current Twin Harbors property owners for a net cash price of \$85,000 with a \$1,000 deposit required at the time of bid submission. All bids must be received at the Twin Harbors office no later than January 31, 2013. If the auction is not successful, the lot will be offered to the general public. The motion was seconded and approved.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, January 8, 2013.

The meeting was adjourned at 10:56 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary