

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 11, 2012

Directors Present:

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

Directors Absent:

Jim Wilder

Guests Present:

Laurie Schultz, Office Manager

Jim Wyckoff, Vice-President, called the meeting to order at 9:00 AM. Jack Cumpton made a motion to approve the minutes for the January 14, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

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

Account	Balance
THPOA - Regular Checking	\$89,989.96
THPOA - Special Assessment Checking	17,468.52
TOTAL	\$105,558.60

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

Don Uptegraph asked if the Association maintained records on property owners delinquent in the payment of maintenance fees and special assessment fees. Chip reviewed with the board an aging of receivables dated January 31, 2012. Chip indicated that past due accounts received a billing notice the first of February and accounts past due at the end of February and March will receive a billing notice. April we begin the process of mailing demand notices.

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

Open Forum:

No property owner appeared for Open Forum.

Correspondence:

No correspondence has been received in the month of February 2012.

Complaints:

One written complaint was received concerning a trailer which appears to be permanently parked on the street. Jim Wyckoff will contact the property owner.

Jim Wyckoff reported that despite numerous attempts he has been unable to contact by phone a property owner on Lakefront Drive who filed a complaint form regarding dead trees on an adjacent property that exposed a home to danger. Jim will send the property owner a letter explaining options which are available.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Chip initiated a follow-up discussion from the January board meeting which concerned two property owners on Whisperwood Drive who damaged the roads during construction. Construction began twelve (12) months ago and the committee felt that since construction was not completed, each property owner should file new construction permits and provide the Association a \$2,000 road deposit. Letters were mailed to each property owner requesting that each file new construction permits and to also provide the Association with a \$2,000 road deposit. In as much as thirty (30) days have passed, the Board requested new letters and a statement for estimated repairs be mailed to each property owner. Jack Cumpston is to furnish the statement and Chip will prepare and mail the letter.

Chip initiated a discussion of homes in Twin Harbors that have been red-flagged by the City of Onalaska. These homes have been identified as a mobil home at the Number 1.

Twin Harbor entrance, a home on Wildwood Harbor Circle and a home on Lakefront Drive. The Association has agreed to work closely with the City of Onalaska to facilitate the process of bringing the homes up to acceptable standards or to have the homes condemned and torn down.

Chip initiated a follow-up discussion of an issue which Pat Casey addressed at the January board meeting. Pat had expressed concern that ProStar Waste had reverted to using their large refuse collection trucks within Twin Harbors and thus our roads were being impaired by the extra weight.

Chip posed the following to the Association attorney, Travis Kitchens. The City of Onalaska has granted to ProStar Waste a franchise for residential refuse collection. In exchange for granting the franchise for refuse collection, the City of Onalaska is collecting a franchise fee. Residential refuse cannot be collected unless ProStar uses the streets within Twin Harbors and the franchise fee cannot be earned unless ProStar has access to Twin Harbor Streets. The City of Onalaska does not own the streets within Twin Harbors and the City of Onalaska does not provide any funds for maintenance and upkeep of Twin Harbor streets. Can the City of Onalaska give ProStar Waste the right to use streets that the city does not own or support in order for the City of Onalaska to earn a fee?

Travis requested the attorney for the City of Onalaska to provide his opinion regarding the question address above.

ProStar Waste has responded with a request to discuss the issue.

Jim Wyckoff made a motion for Chip and Rosemary to meet with ProStar Management, and if possible, negotiate a resolution which would include the use of small refuse collection trucks within the Twin Harbor subdivision.

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

The meeting was adjourned at 10:17 AM. Next meeting is scheduled for March 10, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary