

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 9, 2013

Directors Present:

Dyana Babik, Joseph Polizzi, Michael Farr, Paul Laverty, and B. Milton (Chip) Choate

Directors Absent:

Jim Wyckoff, Jim Wilder, and Jack Cumpton

Guests Present:

Laurie Schultz, Dennis Teer, Brenda Carter, and Terry and Linda Woodall.

Dyana Babik, Vice-President, called the meeting to order at 9:01 AM. Paul Laverty made a motion to approve the minutes for the January 12, 2013 board meeting, the motion was seconded and was approved.

Treasurers Report:

Joseph Polizzi reported the following bank balances as of end of January 2013.

Account	Balance
THPOA - Regular Checking	\$109,226.57
THPOA - Special Assessment Checking	49,882.24
THPOA - Petty Cash	15.40
TOTAL	\$159,124.21

The board reviewed the income statement for the month ending January 31, 2013 and the income statement for the five months ending January 31, 2013.

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

Open Forum:

Dennis Teer attended Open Forum to obtain a building permit application and to ask questions concerning the procedures. Mr. Teer has recently purchased two lots in Twin Harbors and plans to build. An application was furnished and questions answered.

Brenda Carter attended Open Forum to present a building permit application to the Architectural Committee. Vice-President Babik indicated that the application would be referred to members of the Architectural Committee and Brenda would be contacted shortly.

Terry and Linda Woodall attended Open Forum to discuss upcoming plans. The Woodall's currently have a home in Twin Harbors and wish to move the home to another lot in Twin Harbors and build a new home on their current homestead lot. The Woodall's were advised that such a move is feasible; however, a permit must be approved by both THPOA and the City of Onalaska.

Correspondence:

No correspondence was received since the last board meeting.

A letter was sent to Mr. Ronnie Vincent, Polk County Precinct 2 Commissioner, approving the Commissioner's proposal for Twin Harbor roads.

Complaints:

Two complaints were received since the last board meeting. These complaints concerned junk and trash accumulating in yards. Complaints were assigned to Paul Laverty. It was reported that all outstanding complaints have been processed and the issues satisfied.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Joseph Polizzi initiated a discussion of Twin Harbors Accounts Receivables at January 31, 2013. Total receivables were \$23,187.67 with \$17,499.51 due from the special assessment billing made on January 1, 2013.

Dyana Babik and Paul Laverty initiated a discussion of a Twin Harbors pick-up day, to be conducted in conjunction with the City of Onalaska and Polk County Precinct 2, or as

a separate Twin Harbors function. Chip Choate was requested to contact ProStar Waste to determine if ProStar has a heavy trash pick-up vehicle that could pick-up heavy trash at property owners homes.

Michael Farr reported that repairs to the clubhouse/swimming pool security lights have not been completed. Work is expected to be completed next week.

Dyana Babik initiated a discussion of publishing The Winds three times a year as opposed to the current schedule of twice a year. Chip Choate made a motion to add publishing The Winds on May 1st of each year, with this years Winds being mailed to property owners; however, all subsequent May 1st Winds will be available online. The motion was seconded and approved.

Dyana Babik initiated a discussion for the creation of a Board Nominating Committee that shall be charged with the responsibility of selecting and submitting to the board, at the August 10, 2013 board meeting, a minimum of four (4) Twin Harbors property owners who have agreed to be placed on the October 2013 ballot to stand for election to the Twin Harbors board with a two (2) year term of office expiring October 2015. Paul Laverty made a motion to approve the creation of a Board Nominating Committee. The motion was seconded and approved.

Chip Choate initiated a discussion of the waterfront lot the Association put up for auction. The Association did not receive any bids. Chip Choate made a motion for Joseph Polizzi and Paul Laverty to interview local real estate agencies to determine their listing policies and to report to the board at the March meeting. The motion was seconded and approved.

Dyana Babik announced the next board meeting is scheduled for Saturday, March 9, 2013.

The meeting was adjourned at 10:33 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary