

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
January 14, 2012

Directors Present:

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

Directors Absent:

Don Uptegraph

Guests Present:

Laurie Schultz, Office Manager

Pat Casey

Jim Wilder, President, called the meeting to order at 9:01 AM. Jim Wyckoff made a motion to approve the minutes for the December 10, 2011 board meeting, the motion was seconded and was approved.

Treasurers Report:

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

Account	Balance
THPOA - Regular Checking	\$88,989.96
THPOA - Special Assessment Checking	2,162.51
TOTAL	\$91,152.47

A listing of checks paid in December 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.

Open Forum:

Pat Casey attended Open Forum to discuss a property owner on Sunset who has been parking an RV on the street for extended periods of time. This property owner is identified as the same property owner referenced by Fred Alderman at the December 2011 board meeting as being in violation of a Deed Restriction regarding an RV being used as a residence. This RV has electricity via extension cord running from the house to the RV. It was the opinion of the board that the RV is being used as a residence which is clearly in violation of Twin Harbor Deed Restrictions. Jim Wyckoff will follow up with this Deed Restriction issue.

Pat Casey attended the Open Forum to discuss ProStar Waste. ProStar Waste has reverted to using their large refuse collection trucks to collect in Twin Harbors. Approximately eighteen (18) months ago, ProStar agreed to use their smaller refuse collection trucks because the large trucks were causing road damage. It was agreed that a letter will be mailed to ProStar Waste requesting that the small truck be used for refuse collection in Twin Harbors.

Pat Casey attended the Open Forum to discuss Twin Harbor road policy. Although not a board member, Pat's presentation will be found in All Other Business Issues because Pat was presenting a special report at the request of the board.

Rosemary Covalt attended the Open Forum to discuss the protection of wildlife in the Twin Harbors subdivision. A rare albino deer is now living in Twin Harbors and it is rumored that one or more individuals have declared their intent to slay the deer and mount the head as a trophy. Rosemary has contacted Game Warden Brandon Mosley who will accept any report of our area deer or other wildlife being hunted. Warden Mosley provided three phone numbers for area residents. 936-632-1311 Office. 936-329-8062 Cell. 800-792-GAME Operation Game Thief. A notice will be posted in the subdivision. Joseph made a motion to post the notice at the mail boxes. The motion was seconded and approved.

Correspondence:

The board acknowledged an email from Mr. Scott Wright requesting board assistance regarding the removal of dead trees from an adjacent lot before damage can be sustained to his home. The issue was referred to Jim Wyckoff who will contact Mr. Scott.

The board acknowledged a letter from Mr. Rene Daussin regarding payment of Special Assessment Fees. The board requested that Jim Wilder, President, write a letter to Mr. Daussin stating the viewpoint of the board.

Complaints:

Two written complaints were received since the last board meeting. One complaint concerned an issue of dead trees on adjacent property. One complaint concerned an issue of a metal shed. The complaints were referred to Jim Wyckoff.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Jim Wyckoff initiated a discussion of installing a flag pole and the required lighting at the main entrance to Twin Harbors. Jim Wyckoff, Jack and Don will construct the flag pole and the necessary lighting. Rosemary and Chip indicated that they will furnish the first flags.

Jim Wilder initiated a discussion of the Deed Restriction Committee (DRC). Jim Wilder appointed Don Uptegraph as Chairman of the DRC. The DRC consisted of four (4) board members and four (4) non-board members. The four (4) board members are Don Uptegraph, Jack Cumpton, Rosemary Covalt and Jim Wilder. There are currently two (2) non-board members which are Pat Casey and Bill Belcher. Two new non-board members will be selected by Chairman Don Uptegraph. In addition to a regularly scheduled meeting, it was approved for the DRC to have a short preparatory meeting at 8:00 AM before any board meeting at which the DRC will be reporting. Don Uptegraph will select an initial 2012 meeting for the DRC. A number of property owners were recommended to become non-board members of the DRC.

Jim Wilder initiated a discussion of repairs to be made to the bulkhead by Vincent Construction Company. Jim Wilder reported that Vincent Construction Company has made the necessary repairs to the bulkhead. Additional support has been added to the bottom of the bulkhead to reinforce the bulkhead to prevent the bulging that was apparent at the bottom of the bulkhead.

Jim Wyckoff initiated a discussion of the cul-de-sac at the end of Lakefront Drive. The cul-de-sac was damaged several months ago when the sewer company installed a new sewer line for a new home built at the end of Lakefront Drive. Jim Wyckoff contacted the sewer company who sent out a load of dirt and another load of crushed asphalt. Dirt and asphalt were mixed together and spread over the damaged area. Jim indicated

that the work performed by the sewer company did not rectify the problem and he will re-contact the sewer company.

Pat Casey initiated a discussion of Twin Harbor roads. During the past month, Pat arranged for Danny Christian, owner of CCC Blacktopping LLC., to meet with Jack, Jim Wyckoff and Don.

Pat revealed that he has reviewed the current road policy and procedures which were approved by the board in December of 2009 and feels the new P and P are insufficient and do not provide proper guidance for new board members. In addition the number of miles of roads is reported to be 7.5 whereas the correct number of miles is 6.2. The roads will be re-measured for the re-write of policy and procedures.

Much of the work for the original policy and procedures came from interviews with Bobby Smith, formerly Polk County Precinct 2 Commissioner. After a road receives the proper base and the third coat of two (2) inches of asphalt, we should expect that road to have a life of 30 years, from the date of the last asphalt overlay.

When a road is overlaid with asphalt the Association was advised to base its decision on a combination of two factors. First you should consider the frequency of road use and then you should consider the condition of the road and its base.

When anyone first enters the subdivision, you will be driving on the best roads in the subdivision. The main artery roads that provide access to the major residential areas will also be the best roads. As a driver reaches further and further into the subdivision, the roads will be used less frequently and; therefore, the roads will require less upkeep and maintenance. Currently all main artery roads within Twin Harbors are asphalt roads. After main artery roads, asphalt funding should be first, be directed to residential areas with the most homes and high traffic count, second, roads with fewer homes and lower traffic count should be chip and sealed, and finally cul-de-sacs with no homes should be ignored until homes are built and then consider the cul-de-sac for chip and sealing. Frequency of road use and the condition of roads should be scored numerically to arrive at a mathematically derived calculation to assist in the determination the priority of how the funds available should best be utilized. Frequency of road use and road conditions should be reviewed on an annual basis by the new board.

Whenever possible, the Association should work on long contiguous areas of roads as opposed to small jobs of patching and repairing. Road failure typically occurs in and around patching.

In past years, the board maintained a supply of crushed limestone rocks which Association volunteers would use to fill in the pot holes on roads which had been chip and sealed. At the meeting with CCC, members first became aware of a fairly new

product, Miracle Mix, an asphalt mixture that can be used to fix pot holes on asphalt roads.

Pat indicated that currently one main artery road, Creek Drive, that is in danger of failing. One of the secondary roads, Twin Magnolia and Harbor Drive (chip and sealed road), where the Association has already spent over \$300,000 is in danger of failing. Miracle Mix should be applied to specific portions of Twin Magnolia and Harbor Drive to help keep moisture from infiltrating the sub-base until this area can be overlaid with asphalt.

Jim Wyckoff made a motion for the Architect and Facilities Committee along with Pat Casey to write new Policy and Procedures for Twin Harbor Roads. The motion was seconded and approved. The policy must state that the policy shall be followed without exception until changed by subsequent boards and approval given by property owners at an annual meeting.

The board expressed their appreciation and thanks to Pat Casey for all of his work on the issue of Twin Harbor roads.

Jim Wyckoff initiated a discussion of two spec homes being built on Whisperwood Drive. Jim asked that letters be sent to the two home builders, asking for the property owner (home builder) to obtain new building permits from the Association and to provide the Association with \$2,000 deposits to cover road damage. Chip was assigned the task of preparing and mailing letters to the two property owners.

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

The meeting was adjourned at 10:28 AM. Next meeting is scheduled for February 11, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary