

Twin Harbors Property Owners Association, Inc

Board of Directors Meeting

July 10, 2010

Directors Present:

Fred Alderman, Jim Wilder, Greg Yost, Robert Zbranek, David Heathcock, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Laurie Schultz, Office Manager

Bill Belcher, Norman Worley, Ryan Stelk, Tony Jackson, and Tracy and Patty Smith for the Open Forum

Fred Alderman, President, called the meeting to order at 9:00 a. m. Robert made a motion to approve the agenda; The motion was seconded and was approved. Robert made a motion to approve the March minutes; The motion was seconded and was approved.

Correspondence:

The board acknowledge the receipt of a Thank You card from Cliff Budd for the floral basket sent to Mary Nell Budd's funeral by the Board and Staff.

Three (3) complaint forms were reviewed by the board. One property is located on Twin Harbors Drive and two were received on the same property on Point Drive. Greg will initiate a formal board response to these property owners. Reports on these complaint forms will be presented at the July meeting.

Robert referenced three lots on Arrowhead that had been partially cleared and needed complete clean up. Fred asked the facilities committee to review the subdivision for lots

that required clean up. Robert said that he would prepare a spreadsheet for Laurie to use to keep track of compliant letters mailed to property owners.

Open Forum:

Norman Worley received a letter from the Association asking Mr. Worley to remove his motor home from the front of his house or to move the motor home behind his property building line. Mr. Worley told the board that he is in the process of selling the motor home and will proceed with having the motor home moved. He asked if any board member could provide a referral for storing his motor home until it can be sold. Jim offered a site in Trinity but no other sites were mentioned. Mr. Worley asked about a deed restriction complaint he filed a couple of months ago concerning a problem he is experiencing with his neighbor's lot. A large vine has completely overgrown a tall pine tree in his neighbor's yard and Mr. Worley is concerned the vine is killing the tree and the tree will fall on his house. Greg stated that two letters have been sent to the property owner. Mr. Worley asked if the Association could remove the vine and send the homeowner a bill. Jim told Mr. Worley that although the Association has the right to intervene, the Association was reluctant to interject itself in such a situation due to reimbursement problems with property owners. Mr. Worley also complained the bulkhead on his neighbor's property is deteriorating and the lake is washing away the property shore line. Jim told Mr. Worley the Association would followup with the property owner.

Bill Belcher, pool patrolman for the Association, indicated he had found three adults and three children swimming in the pool and determined that none of the adults were property owners and they were merely babysitting the children. Bill asked the group to leave and confiscated their key. The board confirmed to Bill that the property owner must accompany their guest.

The Board confirmed to Bill that he would be paid \$5.00 per inspection of the pool area up to 3 inspections per day. Bill was agreeable to the arrangement. The board acknowledged that since Bill began his inspections, no vandalism has occurred and trash left on the site has substantially decreased. Bill will submit his time sheet every Saturday with notification to Robert Zbranek.

Tony Jackson inquired as to the current status of the lawsuit against the Daussin/Radloff Group. Mr. Jackson was informed that Judge Trapp ruled in favor

Dwayne Daussin concerning his specific reserve and ruled in favor of the Association concerning the legality and enforceability of the Special Assessment. On Friday July 16th, Judge Trapp will issue his Final Judgement and also rule on the awarding of attorney fees to the respective parties. Daussin/Radloff have 30 days from the issuance of Final Judgement in which to appeal.

The board indicated to Mr. Jackson that the Final Judgment notice will be made available when the document is issued by Judge Trapp.

Ryan Stelk received a letter from the Association asking Mr. Stelk to remove his boat from the front of his house or to move the boat behind his property building line. Mr. Stelk asked for clarification regarding property line differentiation between lake front property and non-lake front property. Mr. Stelk has been told that because he owns lake front property, the lake side of his property is the front of the property and the street side is the back of the property. Mr. Stelk parks his boat in the driveway and needs clarification from the board. Jim stated that the Deed Restrictions for Twin Harbors has been thoroughly researched and nowhere in this document is any acknowledgment that the lake side of a property is considered as the front of the property. The board confirmed that Deed Restrictions state specifically that no boat or motor home can be parked in front of the building line of any lot. The front building line is the building line nearest the street. Mr. Stelk indicated that he would comply with the ruling of the board and move the boat to his side yard.

Tracy and Patsy Smith appeared before the board to request consideration for the Smith's to have a Mueller Steel Garage with 12 foot doors, built on the lot behind their home. Access to the garage will be from the street behind their home. The board acknowledged that several steel garages have been approved by previous boards. Mr. Smith provided photos of the proposed structure as well as several poorly constructed garage facilities in the subdivision. Smooth finish is recommended for siding of the garage.

The board asked for submission of construction plans from Mueller and plot layout. The two lots must be tied together legally so that the two lots must be sold as a unit and not separately.

Closed Session:

None.

Financial Report:

Chip presented a draft budget for Fiscal Year Ending August 3, 2011. Board members were requested to review the draft budget, marking any proposed additions or deletions and be prepared to discuss and approve the budget at the August Board Meeting.

Without a computer until recently, collection letters were forced on hold.

Chip reported the following bank balances as of end of June, 2010.

Account	Balance
THPOA - Regular Checking	\$24,062.01
THPOA - Special Assessment Checking	4,651.52
TOTAL	\$28,713.53

Fred made a motion to approve the financials; the motion was seconded and approved.

Old Business:

Robert reported new signs have been ordered, received and installed for the pool and club house area. In addition, a chain and lock have been purchased and installed on the front gate leading to the club house and pool area.

Robert reported that a "No Wake Zone" buoy has been purchased and installed by the TRA. Fred commented that it appears the buoy has drifted somewhat but Robert assured him that the official from TRA anchored the buoy with a large weight. Robert asked for the buoy to be placed farther out but the official from TRA said the buoy had to be placed near the boat ramp.

Robert reported signs have been ordered restricting load limits for the three entrances and will be installed when received.

JMAC Electric, company that installed lights on front sign, has not responded and Andreas Electric has been contacted to install new lights on the front sign and timer on light for pool.

Chip indicated that Judge Trapp will issue his Final Judgment next Friday at 9:30. Anyone who can attend this court session should.

Chip stated that new signature cards have been signed.

New Business:

David stated that a Twin Harbors property owner had approached him about his right to fill in a drainage wash that has created a ditch that has appeared down the middle of his property since he acquired the property. David was advised to refer the property owner to the City of Onalaska for a question on a drainage issue.

The board next considered the "open letter" article authored by Rene and Bonnie Daussin that was published July 4, 2010 in the Polk County Enterprise. The board determined that the letter was a non-issue and further action by the board was not required.

The board discussed a threat of a suit against the Association regarding Deed Restrictions on Reserves 2 and 3 of Section 5. In reviewing the history of Reserves 2 and 3 of Section 5, it was determined that the original deed restrictions for Reserves 2 and 3 provided for the owner of these reserves to pay \$240 per year per reserve. New deed restrictions for Section 2 and 3 of Section 5 were approved by the board (October 2008) and filed of record in November of 2008. The current board acknowledged that the new deed restrictions benefited Prominent Leasing LTD., (owner of Reserves 2 and 3 of Section 5) at the expense of Twin Harbors Property Owners Association because the new deed restrictions negated the payment of Maintenance Fees and Special Assessment Fees until the two reserves were subdivided into 8 lots and sold.

Greg Ingram, currently in arrears on payment of Maintenance Fees and Special Assessment Fees, but current on Polk County Taxes, has requested to give his lot to the THPOA in lieu of payment of fees. Fred made a motion to accept this proposal. The proposal was seconded and approved.

Robert had Barry apply a patch to a hole in a road caused by Pro-Star truck picking up trash. Robert called and advised the company that the company will need to repair the road damage caused by their truck. Company indicated that their large truck was used while the small truck was being repaired. Greg will contact CCC Blacktopping and request a bid for repairing the road damage on Moonlight.

Chip suggested a new sign for the boat ramp area. The sign will be 3' by 5' and posted in the boat ramp area notifying those using the boat ramp that everyone using the boat ramp must be a property owner or a guest of a property owner (with a valid day permit). Forms for placing on vehicles using the boat ramp without a Twin Harbors Property Owner sticker and a day permit form. Robert made a motion to approve the motion. The motion was seconded and approved.

Chip reported a new computer has been purchased and is now in service. Quickbooks backup disk was corrupted and it was necessary to send the files to Quickbooks for correction. This cost an additional \$300.00. For backup we are now using an external hard drive and a flash drive for duplicity.

Chip requested the establishment of an Annual Meeting Committee (AMC). This committee will assist the Board Secretary in preparing for the meeting, handing out literature and counting the ballots for the various votes taken at the Annual Meeting. Committee will consist of a chairman and four committee members. Fred made a motion to approve the establishment of an AMC. The motion was seconded and approved.

Chip requested that expense reimbursements checks to board members will be signed by board members other than the individual to whom the check is written. Robert made a motion to approve the motion. The motion was seconded and approved.

Chip requested the establishment of a Face Book page for Twin Harbors. All responses for information must be prepared by or approved by the Board. Jim made a motion to approve the motion. The motion was seconded and approved.

Robert will undertake responsibility for having the security camera installed at the Clubhouse/Pool area.

David indicated there are two pines on Twin Magnolia that need trimming because limbs are blocking views as well as the signs. Robert will have Barry trim the trees.

Jim suggested that there are no more parties authorized for the clubhouse until the Association has established a policy for parties. Chip made a motion to approve the motion. The motion was seconded and approved.

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

The Meeting was adjourned at 11:05 a. m. Next meeting is August 14, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary