

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 9, 2011

Directors Present:

Jack Cumpton, Shana Derouen, Joseph Polizzi, Jim Wilder, Jim Wyckoff, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

Fred Alderman

Guests Present:

Laurie Schultz, Office Manager

Bill Belcher, Mr. Walls and Rene Daussin

Jim Wilder, Vice President, called the meeting to order at 9:00 AM. Robert made a motion to approve the agenda, the motion was seconded and was approved. Jack made a motion to approve the minutes for the June 11, 2011 board meeting, the motion was seconded and was approved.

Correspondence:

A property owner, Daniel Motes III, currently in arrears in the amount of \$1,863.82 on Maintenance Fees and Special Assessment Fees, has offered to assign his two lots to THPOA in lieu of paying fees owed to the association. The board has an established policy of not accepting lots in lieu of paying fees and the offer was rejected.

One complaint letter received. Jim Wyckoff will investigate the property in question and issue a request for clean up if deemed appropriate.

Open Forum:

Bill Belcher appeared in Open Forum to bring the board current on pool security and other pool issues. A few illegal keys have been seized with incident. One afternoon

this week at the pool, a property owner approached five young boys who were swimming and attempted to interest the boys in visiting the property owner's pornographic website. A complaint form was filed with the Onalaska Police Department, who subsequently interviewed several of the boys, who verified Bill's comments. The board thanked Bill for his assistance. The matter will be handled by the police.

Mr. Walls, a builder representing Bruce Merryman and Lisa Davenport, requested approval of a permit to build a new home on Twin Magnolias, Section 4, Block 2, Lot 11. After discussing the project, two members of the Architectural Committee approved the project and the permit was countersigned by two board members.

Rene Daussin, presented a letter to the board meeting and requested the entire contents of the letter be placed into the minutes. The board acknowledged the request of Rene and agreed to place the entire letter exactly as written by Rene into the minutes.

Statement read by Rene Daussin Jr. to the THPOA Board Members at Open Forum July 9, 2011.

"As all of you know twice I have given this Board a check for \$7,500.00 as my portion of attorney fees awarded to your association. The Board could have elected to accept my check and then file an abstract judgment against James Radloff, the other property owner involved in the lawsuit for his \$7,500.00. The board did not do this; twice it rejected my payment.

The court ruling as written did not assign the amount each property owner was to pay of the \$15,000.00 award. Therefore the Board followed the association attorney's recommendation: since the full \$15,000.00 was not paid it could file abstract judgment against both parties.

I do not quarrel with the legality of the Board's stand; I do however, take exception to the ethics of its position. It was wrong of your association to file the lawsuit on my wife and me. The suit was highly discriminatory, pursued by the vindictiveness of the former: Vice President, President, Secretary/Treasurer and the association attorney as well. Months ago, James Radloff acknowledged to me that he was legally responsible for his portion of the \$7,500.00 court award and he agreed to meet with your Secretary to work out a repayment plan. This he did. Your Secretary over a number of weeks offered him several repayment plans your association was willing to accept. In the end

James refused them all and according to the Secretary: he acknowledged the debt but said that he was not going to pay it. His position was the same on the separate \$650.00 the court awarded him to pay your association.

In my entire 30 year business career, I dealt daily with credit grantors, credit bureaus and individuals' credit records. I cannot speak for James Radloff, but I am fully aware the devastating affect judgments and bankruptcy can have on one's credit record. They can block an individual from getting everyday credit for the life of their existence on one's credit record.

James Radloff's refusal to pay his just acknowledged debt put my wife and me in financial harms way. He gave me the following dilemma to wrestle with: like him, I could refuse to pay in which case an abstract judgment would be filed on me and recorded on my credit record for a 10 year period; or I could opt to pay the full 15,000.00 and take my chances of getting paid back at a later date.

I chose the lessor of two evils.

This past Tuesday my attorney called stating he received, as requested, the James Radloff assigned judgment from the association attorney. At that time I have him a cashiers check in the amount of \$15,000.00 made out to his escrow. If not already done, as soon as he records at the court house James Radloff's assigned judgment to me, he will file in my behalf judgment against James Radloff and attempt to recover all of the monies owing to me from James Radloff.

In the past, Clifford Budd, the former Secretary, at times, manipulated recording of the minutes for his own choosing. In so doing, at times, he attributed actions and statements to me that I did not do nor say. I give a copy of this statement to your current Secretary and request he record it in its entirety in the minutes of this open forum on this date.

Thank you for your attention."

Letter is signed by Rene Daussin Jr. and dated 07/09/2011.

Closed Session:

None

Financial Report:

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

Account	Balance
THPOA - Regular Checking	\$41,280.68
THPOA - Special Assessment Checking	37,416.24
TOTAL	\$78,696.92

A listing of checks paid in June 2011 was reviewed and specific items were discussed.

Joseph made a motion to approve the financials, the motion was seconded and approved.

Old Business:

Robert initiated a discussion of the boat ramp gate. The construction of the boat ramp gate has been completed. The association paid \$1,250 to Onalaska Machine and Fab and has accepted the project as being completed. Robert has ordered an additional 50 boat ramp keys from the locksmith. The board approved waiting until the new keys were received before locking the boat ramp gate. Robert indicated the keys should arrive with seven to ten days. At Robert's request, the board approved placing a sign on the gate, advising those interested in keys to call Bill Belcher, number provided, who has agreed to assist in the distribution of keys.

Robert initiated a discussion of the final revision of the Building Application Permit. All board members have previously been furnished a copy of the final revision. The latest additions to the Permit is requiring a \$2,000 deposit for roads, a \$2,000 deposit to insure construction will be in accordance to plans presented to the board, a \$2,000 deposit for clear cutting a lot and allowing a property owner to place a camper on their property during home construction. Jim Wilder made a motion to accept the final

revision of the Building Application Permit as presented by Robert. The motion was seconded and approved.

Robert initiated a discussion of the bids received for construction of the new bulkhead and pier for the boat ramp area. The board reviewed bids from Mosley Construction, Lassman Construction and Vincent Construction. After reviewing each bid, Jack made a motion to approve the bid submitted by Vincent Construction. The motion was seconded and approved.

Jim Wyckoff, Jack and Robert reported on their inspection of William Dodge's home and property located at 300 Harbor Drive after last month's board meeting. Dodge had reported that his across the street neighbor had twice allowed an attended vehicle to roll down a driveway and crash into Dodge's home, inflicting significant damage. Dodge is requesting THPOA approval to install nine 4" posts in front of his house, all within his property line. Each post is to be landscaped for appearance. In addition, Dodge's permit application includes a request to approve a 4' cyclone fence to enclose the front on the side lot and also on each side. Two members of the Architectural Committee approved the permit which was countersigned by two board members.

Robert indicated that the report on the sinkhole on Parkview will be presented at the August board meeting.

Jim Wilder initiated a discussion of THPOA deeding Twin Harbor roads to the City of Onalaska. Immediately after the June board meeting, Jim Wilder and Chip visited with association attorney Travis Kitchens to discuss this issue. Travis is reviewing this issue and will provide an opinion letter for the board prior to the August board meeting. This issue will be on the August agenda.

Jim Wyckoff initiated a discussion of a home under partial redevelopment located at Section 2, Block 2, Lot 13 and part of Lot 14. The home is owned by B M B Land Investments, Inc. The home has been partially repaired; however, currently no work is being undertaken and the home has significant safety issues. A Building Application Permit has not been filed with THPOA. Jim Wyckoff will contact B M B to request that the property be made safe and that prior to additional construction activities, a permit be submitted and approved by THPOA board.

Chip submitted a written report detailing the settlement of Daussin/Radloff. The report indicated that a \$15,000 check has been received from Mr. Gene Bush, attorney for Rene Daussin. The \$15,000 check has been deposited.

Jack initiated a discussion of road work for Twin Harbors. Jack provided board members with a bid he received from CCC Blacktopping LLC to apply asphalt to Sunset Drive. Jack declined to request approval of the bid. Jack stated that it was his opinion that the funds available for road work should be directed towards roads other than applying asphalt to Sunset Drive. The chip and seal application to Sunset Drive last year provided a good road that will last for years. The board instructed Jack to seek bids on the roads he indicated in his report to the board that should receive road work.

New Business:

Chip initiated a discussion of renewing the annual contract to Quick Books for support services for all except payroll. Shana made a motion to approve the \$324.00 statement from Quick Books. The motion was seconded and approved.

Robert initiated a discussion of our pool. Several large pieces of cement on the pool's lip have recently fallen off and need to be repaired. Barry is of the opinion that he can repair the area in need of repair. Robert has been authorized to determine if Barry can repair the pool and if not to request a bid from Oasis Pool.

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

The meeting was adjourned at 11:33 AM. Next meeting is scheduled for August 13, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary