

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

**Directors Present:**

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

**Directors Absent:**

None

**Guests Present:**

Laurie Schultz and Bill Belcher.

**Jim Wilder, President, called the meeting to order** at 9:06 AM. Jim Wyckoff made a motion to approve the minutes for the June 9, 2012 board meeting, the motion was seconded and was approved.

**Treasurers Report:**

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

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$71,261.90
THPOA - Special Assessment Checking	29,421.87
TOTAL	\$100,578.28

A listing of checks paid in June 2012 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:**

**Bill Belcher**, Twin Harbors pool security, attended Open Forum to update the board on security issues. On one occasion during the month of June, Bill found six young children in the pool with the oldest being fourteen (14) years of age and the youngest being five (5) years of age. Bill requested the children to leave and all left.

**Correspondence:**

A letter has been received from a property owner asking for assistance in selling her lot. Her husband passed away and the lot is no longer needed. We will place the lot on the list of lots for sale.

**Complaints:**

No complaints were received during the month of June. Seven (7) complaint letters were mailed to property owners in May. Four property owners have responded with a promise to clean or they have already cleaned their property. Jim Wyckoff will follow up with the property owners who have not responded. A property owner paid the Association the fee for having his lot mowed and another property owner paid to repair the road damaged during home construction.

**Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

Jim Wyckoff initiated a discussion to increase the annual rental fee by \$25.00 to \$50.00 per annum for the existing boat and trailer storage area. Jim Wyckoff made a motion to increase the annual fee for boat and trailer storage. The motion was seconded and approved.

Jim Wyckoff and Jack Cumpston initiated a discussion of Twin Harbors roads. A meeting was held with Polk County Precinct 2 Commissioner Ronnie Vincent who put forth a plan that would, over a period of years, transform Twin Harbors roads to Polk County Roads. Roads will be considered which are contiguous to existing Polk County Roads. For an approved Twin Harbors road the cost of materials for the base will be paid by Twin Harbors and the Polk County will provide labor. Asphalt overlay will be at the expense of Twin Harbors. After completion, an approved road will become a Polk County Road. Joseph Polizzi made a motion authorizing a letter be sent to Commissioner Vincent agreeing to convert Twin Harbors roads to Polk County Roads over a period of years. The motion was seconded and approved.

Jim Wyckoff and Jack Cumpston initiated a discussion of a bid received from CCC Blacktopping in the amount of \$43,000 to pave a portion of Harbor Drive. The board passed on the bid in lieu of working with Polk County on an overall plan for Twin Harbors roads. Chip made a motion to approve the Architectural Committee purchasing up to \$1,000 in Miracle Mix to be stored and applied as needed to spot repair roads. The motion was seconded and approved.

Jim Wilder initiated a discussion of adding a ballot referendum to the Annual Meeting Agenda which states that Twin Harbors property owners declare and affirm it was the intent of Twin Harbors Developers to allow the Architectural Committee to approve all Twin Harbors structures, including but not limited to outbuildings. Rosemary Covalt made a motion to approve the aforementioned ballot referendum. The motion was seconded and approved.

Restructured Rules for Twin Harbors Recreational Facilities was presented by Chip Choate. After discussion, several changes were made. Joseph Polizzi made a motion to approve the Rules for Twin Harbors Recreational Facilities with the proposed changes. The motion was seconded and approved.

Jim Wilder reported that he will meet with Chief Gilbert regarding Twin Harbors swimming pool privilege for all full time City of Onalaska Police Officers.

Chip Choate initiated a discussion of traffic safety issues at the corner of FM 3186 and Twin Harbors Drive. Traffic signs have been purchased and Rosemary Covalt will handle the purchase of traffic barricades.

Jim Wilder initiated a discussion of selecting board members to be approved at the upcoming annual meeting in October 2012. Chip Choate was asked to solicit potential board members to be voted on at the annual meeting.

Jack Cumpton 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 August 11, 2012.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary