

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 13, 2013

Directors Present:

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

Directors Absent:

Jack Cumpton

Guests Present:

Cliff Budd and Laurie Schultz

Jim Wyckoff, President, called the meeting to order at 9:00 AM. Jim Wilder made a motion to approve the minutes for the June 8, 2013 board meeting, the motion was seconded and was approved.

Treasurer's Report:

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

| Account | Balance |
|-------------------------------------|----------------|
| THPOA - Regular Checking | \$92,393.64 |
| THPOA - Special Assessment Checking | 59,514.15 |
| THPOA - Petty Cash | 15.40 |
| Road Deposits | 4,000.00 |
| TOTAL | \$155,923.19 |

The board reviewed the income statement for the month ending June, 2013 and the income statement for the nine months ending June 30, 2013.

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

Open Forum:

No property owner appeared for open forum.

Correspondence:

No correspondence was received from property owners in May 2013.

Complaints:

Paul Laverty reported no complaints were received in the past month.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

The Welcoming Committee sent welcoming packages to six (6) new property owners during the past month.

Paul Laverty initiated a discussion of Twin Harbors deed restrictions. Paul made a motion to authorize Travis Kitchens to draft an amendment to the current deed restrictions to allow the Architectural Committee to approve out buildings and to set one thousand five hundred (1,500) square feet as the minimum square feet allowed for new or replacement home construction. The motion was seconded and unanimously approved.

Dyana Babik initiated a discussion of the Office Manager Job Description and Pool Manager Job Description. It was decided that Dyana Babik, Jim Wyckoff, Jim Wilder, and Chip Choate will meet with Laurie Schultz to review her job activities and report to the board at the August board meeting.

Jim Wilder reported that work has not yet begun on replacing a portion of the bulkhead at the boat ramp. Construction has been delayed because Vincent Construction has several jobs to finish before starting our bulkheads. Work on Twin Harbors bulkheads is expected to start the last week of July.

Paul Laverty initiated a discussion of a job description for the Twin Harbors Field Maintenance Manager. Jim Wilder made a motion to approve the job description. The motion was seconded and unanimously approved.

The issue of Twin Harbors Property Owners Association Accounting Policies and Procedures was deferred to the August meeting. Paul Laverty is to assist Joseph Polizzi in the preparation of the Accounting Policies and Procedures.

The issue of Twin Harbors Property Owners Association Budget for the fiscal year beginning September 1, 2013 and ending August 31, 2014 was deferred to the August meeting.

Dyana Babik reported that Michael Farr, Paul Laverty, Bill Belcher, Cliff Budd, Larry Darley, and Chip Choate are nominated as candidates for the board election. Additional nomination for the Twin Harbors board will be accepted until August 10th.

Jim Wilder initiated a discussion of eliminating the water connection at the main entrance. Jim Wilder made a motion to turn off the water connection at the main entrance. The motion was seconded and unanimously approved. Jim Wilder was authorized to contact Onalaska Water and Gas to have the water connection turned off.

Paul Laverty initiated a discussion of installing electrical connections at Entrance One and Entrance Three. Jim Wilder made a motion authorizing Paul Laverty to contact SHECO and have electrical connections established at Entrance One and Entrance Three. The motion was seconded and unanimously approved.

Paul Laverty initiated a discussion of creating a Policy and Procedure statement for the parking of boats, trailers, and campers at the Twin Harbors storage lot. Chip Choate made a motion for Paul Laverty and Michael Farr to prepare a Policy and Procedure statement for the parking of boats, trailers and campers at the Twin Harbors storage lot. The motion was seconded and unanimously approved.

Chip Choate initiated a discussion of the August 2013 Winds. Jim Wyckoff will prepare his comments and Chip will prepare the remainder of the Winds. Winds will be emailed to board members for comments. August 2013 Winds will be presented for approval at the August board meeting.

Chip Choate initiated a discussion of creating the 2013 Annual Meeting Committee. Chip will be committee chairman. Chip made a motion to create the 2013 Annual Meeting Committee. The motion was seconded and unanimously approved.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, August 17, 2013. The board meeting was moved to August 17th to have a quorum because there was a scheduling conflict with several board members.

The meeting was adjourned at 10:33 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary