

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
July 12, 2014

**Directors Present:**

Jim Wyckoff, Joseph Polizzi, Jim Wilder, Michael Farr, Paul Laverty, Amy Casey, Don Uptegraph, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Gary and Lynn Sanders, and Pat Casey

**Jim Wyckoff, President, called the meeting to order** at 9:17 AM.

Joseph Polizzi made a motion to approve the minutes for the June 14, 2014 board meeting, the motion was seconded and was approved.

**Treasurer's Report:**

Treasurer Paul Laverty, reported the cash bank balances as of end of June, 2014.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$109,347.20
THPOA - Special Assessment Checking	97,619.45
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$206,996.65
Road Deposits	14,000.00
<b>TOTAL BANK BALANCE</b>	<b>\$220,966.65</b>

The board reviewed the balance sheet for June 30, 2014, the income statement and the statement of cash flow for the ten (10) months ending June 30, 2014. A budget comparison is included at the end of the minutes.

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

## **Open Forum:**

**Gary & Lynn Sanders** appeared in Open Forum to present a Building Application Permit for a new home they plan to build on Harbor Drive.

**Pat Casey** attended Open Forum to ask a series of questions regarding the small tractor owned by the association and questions regarding the mowing of the easement/right of ways.

Pat has asked that his questions be entered into the Open Forum part of the minutes.

Will the association continue to spend money in the next month on mowing? Will we use the same procedures?

Does Barry mow the width of the easement/right of way?

Amy Casey commented that Barry only mows 20% of the easement/right of way.

Pat and Amy requested that mowing proposal be discussed.

Directors responded that proposal was sent to board members at 10:30 P.M. Friday night and there has not been sufficient time to read and prepare response.

Pat: Why is board concerned about expenditure of funds in one area and not in other areas?

Jim Wyckoff: Amy, would you like to have a special board meeting to discuss the tractor and mowing of easements/right of way.

Amy: Yes

Pat: Are all Twin Harbors roads being mowed to the full extent of easement/right of way width? Are all Twin Harbors properties being treated equally? Do we have the appropriate funds and appropriate equipment to mow all easements/right of ways? Has Magnolia Lane been mowed to the easement/right of way in its entirety?

Currently the association is spending 90% of its regular maintenance collections on items which are not maintaining the physical assets. In 06, the association spent \$22,000 in areas not maintaining physical assets and now the association is spending \$60,000 on things which do not maintain physical assets. Overhead has tripled.

Amy: For the current cost the association is paying to have 20% of the road right of way mowed, we can get a contractor to mow all of the right of way.

Pat: The current mowing is not equal for all property owners, and the amount of expenditures is not a fair allocation of expenses.

**Correspondence:**

None

**Complaints:**

Chip Choate reviewed the complaint log provided to board members.

**Building Permits:**

Amy Casey reported the receipt of four (4) permit requests in the month of June.

**Pool Maintenance:**

Michael Farr presented the pool maintenance log. The pool log was reviewed by board members.

Jim Wilder reported that he had contacted Oasis regarding the damaged hand railing on the pool. Oasis has repaired the hand railing.

**Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

The Welcoming Committee reported no welcoming packages being distributed in June.

Jim Wyckoff initiated a discussion to approve the road repair work as outlined by Precinct 2 Commissioner Ronnie Vincent for the roads previously approved by Commissioners Court. These roads are Twin Harbors Drive, Whisperwood Drive from Twin Harbors Drive to Parkview, Lakefront Drive, and Creek Drive. The cost estimate from Ronnie Vincent is \$138,818.

The board also reviewed and approved road repair work for Arrowhead from FM 3186 to Valleyview Drive, and Valleyview Drive from Arrowhead to Harbor Drive, at a cost of \$26,476, assuming Commissioners Court will add these roads to the list of roads previously approved.

A discussion of the availability of funds was held and Paul Laverty, Treasurer, stated that the association had as of June 30th, unrestricted funds of more than \$100,000 in

the special assessment fund and sufficient funds in the regular maintenance fund to cover the road repair work approved. Paul said that we need to have in reserve approximately \$60,000 to \$70,000 in funds to cover the next year of operations. If we add next year collections, we will have the funds required. Joseph Polizzi made a motion to approve the road repair work presented to the board. The motion was seconded and approved.

Jim Wyckoff left the meeting due to a prior engagement. The meeting continued with a quorum present.

Amy Casey deferred discussion and approval of the revised Building Permit Application until August.

A special board meeting was approved for July 19, 2014. The special board meeting will include but will not be limited to a discussion and approval of an action to sell the small tractor currently owned by the THPOA, contracting with a contractor for the mowing of certain areas acceptable for mowing, and hiring a contractor, on an as needed basis to clear areas not acceptable for mowing. Amy Casey will chair the meeting.

Don Uptegraph reported to the board that the lock on the boat ramp required replacement. The locksmith chambered the new lock so that our existing keys will work the new lock.

Chip Choate initiated a discussion requesting authority to appoint two Independent Vote Tabulators to collect mail ballots, count mail ballots and email ballots and report the results of the votes at the annual meeting on October 18, 2014. Don Uptegraph made a motion to grant Chip the authority requested. The motion was seconded and approved.

Chip Choate initiated a discussion to require that documentation for all issues to be voted on at the board meetings be provided to board members no later than the Monday before the Saturday board meeting. Joseph Polizzi made a motion to approve the request. The motion was seconded and approved.

Joseph Polizzi announced the next board meeting will be held at 9:00 AM on Saturday, August 9, 2014.

The meeting was adjourned at 10:44 AM.

Respectfully submitted,

B. Milton (Chip) Choate

Secretary