

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
June 11, 2011

Directors Present:

Fred Alderman, Jack Cumpston, Jim Wilder, Jim Wyckoff, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

Shana Derouen, and Joseph Polizzi

Guests Present:

Laurie Schultz, Office Manager

Pat Casey, William Dodge and Bill Belcher

Fred Alderman, President, called the meeting to order at 9:03 AM. Jim Wilder made a motion to approve the agenda, the motion was seconded and was approved. Jack made a motion to approve the minutes for the May 14, 2011 board meeting, the motion was seconded and was approved.

Correspondence:

Letter dated May 30, 2011 from Renda Conway. Mrs. Conway wants to pay her past due account in monthly installments and has requested the board to waive interest. It has been the policy of the board not to forgive interest owing on past due accounts paid out in monthly installments. Mrs. Conway's request was declined.

Open Forum:

Pat Casey initiated a discussion of several issues related to revising the deed restrictions. In revising the deed restrictions, Pat was instructed to maintain the minimum of 1,200 square feet for a home. There should be one set of deed restrictions with the area designated for mobil homes having its separate and distinctive section.

Maintenance fees should be maintained at the current level. Current numbered sections will be repositioned and renumbered.

William Dodge appeared in Open Forum to discuss and review is options as relating to safeguarding him home at 300 Harbor Drive aka Section 5, Block 2, Lots 8 and 9. On two occasions in the past two years, Dodge’s neighbors, the Robertson’s, have improperly secured vehicles with a brake, thus allowing an unmanned vehicle to go down the Robertson’s driveway, cross Harbor Drive and crash into the home of William Dodge, inflicting damage to the home and yard. Dodge requested board guidance as to the placement of security post that would protect his home from a repeat of the incidence. After discussing the issue, Robert, Jack and Jim Wyckoff agreed to meet Dodge at his home after the meeting to review the situation and determine the best placement for security post. Dodge will complete an application for construction permit to present at the next board meeting.

Bill Belcher appeared in Open Forum to present a complaint.

Closed Session:

None

Financial Report:

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

Account	Balance
THPOA - Regular Checking	\$40,108.25
THPOA - Special Assessment Checking	34,260.63
TOTAL	\$74, 368.88

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

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

Old Business:

Robert initiated a discussion of the boat ramp gate. During the month since the last board meeting, Robert obtained a bid from Onalaska Machine and Fab. to construct and install a gate with four side posts and 20 feet of 5/8 inch cable for a total price of \$1,2500.00. Robert obtained five yes votes and work is scheduled to begin within a short time period. Jack made a motion to have the gate painted black. The motion was seconded and approved.

Jim Wilder initiated a discussion of the ongoing process of deed Twin Harbor roads to the City of Onalaska. This issue will be discussed at the next meeting of Onalaska's City Council on Tuesday June 14th. Fred and Jim Wilder plan to be in attendance to answer questions and to review any proposal made by the city.

Robert clarified how paving would work with City of Onalaska ownership of Twin Harbor roads. The county will only prepare the base. Twin Harbors will pay for the materials used in preparing the base. The county will contract with private companies for all other work required to chip and seal and asphalt Twin Harbor roads.

Fred made proposal for Jack to obtain bids to asphalt the portion of Sunset that were chip and sealed last year. The motion was seconded and approved.

New Business:

Two Complaint Forms for Deed Restriction violations were presented by Fred.

Robert made a motion to change the chart for reporting bank balances in our regular account and special assessment account. Robert has requested the report be modified to include a total column for both accounts. The motion was seconded and approved.

Robert initiated a discussion of the bids he has obtained for installing a new bulkhead and a new pier at the Association boat ramp property on Lakefront Drive. Robert obtained three bids; however, the board felt that new bids should be obtained from Mosley and Lassman to reflect 10 feet pilings for 60 feet of 112 feet of bulkhead. Robert made a motion to proceed with both pier and bulkhead on a concurrent basis.

The motion was seconded and approved. New bids from Mosley and Lassman will be submitted at the next board meeting.

Rene Daussin has agreed to pay THPOA \$15,000 to settle the Final Judgment awarded THPOA. The attorney for THPOA and the attorney for Rene Daussin are working to finalize the agreement.

Robert initiated a discussion of a sinkhole between 488 Parkview and Lot 9, Section 4. The board requested Robert to send letters to both property owners requesting the property owners to correct the sinkhole.

Jim Wyckoff initiated a discussion of the new construction permit. Robert will present the final new construction permit at the next board meeting.

Jack and Jim Wyckoff initiated a discussion of three new homes on Whisperwood Drive with roads damaged during construction. A letter will be mailed to the owner of 210 Whisperwood Drive advising of road damage and when construction is completed letters will be mailed to owners of 609 and 618 Whisperwood Drive advising of road damage.

Jim Wyckoff asked Fred to check into the Sewer Company correcting the problems caused at his house when the sewer line was installed next door to his home. Fred will report at the next meeting.

Chip initiated a discussion of THPOA being able to have a special assessment fee for roads after the roads are deeded to the City of Onalaska. After deeding to the City of Onalaska, THPOA will still be responsible for paying for all materials in the base plus all chip and seal and asphalt paving. Chip will request a ruling from Travis Kitchens concerning this issue.

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

The meeting was adjourned at 11:47 AM. Next meeting is scheduled for July 9, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary