

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
June 9, 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, Office Manager, John Morse, Angela Polizzi, Dyana Babik, Pat Casey and Bill Belcher.

Jim Wilder, President, called the meeting to order at 9:02 AM. Jim Wyckoff made a motion to approve the minutes for the May 12, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

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

Account	Balance
THPOA - Regular Checking	\$72,261.90
THPOA - Special Assessment Checking	28,893.81
TOTAL	\$101,155.21

A listing of checks paid in May 2012 was reviewed and specific items were discussed.

The board reviewed the eight month income statement dated May 31, 2012 and an aging of receivables dated May 31, 2012. Thirteen demand letters were mailed the first week of June.

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

Open Forum:

John Morse attend Open Forum to discuss the board policy regarding issuance of pool keys to individuals who rent homes in Twin Harbors. Currently a property owner must make a deposit of \$50.00 to obtain a key for a renter and John feels the board is not interrupting the written policy correctly. John was advised that each property owner is allowed only one key. John said that the wording of the Rules for Recreational Areas is confusing. The board indicated a review will be made of the Rules and re-written if deemed appropriate.

Dyana Babik attended Open Forum to query the board concerning the proposed auction of lots owned by the THPOA. Dyana was advised that any property owner may make an offer for a lot prior to the beginning of the auction period. After the auction period begins, individual lot offers will not be entertained because the auction process will be in operation.

Earl Geis attended Open Forum to discuss a letter he received from the board regarding an outbuilding he built for his golf cart on his Twin Harbors lot. Earl revealed that he had discussed the outbuilding with Roy Newport, Onalaska Building Inspector, and was told that if the building didn't have plumbing and electricity, a permit was not required from the city and Earl thought that meant THPOA also. Earl was advised to stop further construction and the board will formally respond to his concern. This issue was assigned to Jim Wyckoff.

Bill Belcher, Twin Harbors pool security, attended Open Forum to update the board on security issues. One key was confiscated by Bill during the month of May.

Angela Polizzi attended Open Forum to discuss an expanding feral cat situation that is causing serious problems for her and her neighbors. The owner of a property near Angela's home claims ownership of the feral cats but has not been diligent in keeping the cats fed; therefore, the cats have become a continuing nuisance as they prowl in and around her home seeking food. The cats have invaded her car on several occasions, tearing into shopping bags to get at food. The local authorities have been contacted and funds are not available to address the problem. Angela is interested in determining if individuals in Twin Harbors will assist her in neutering the feral cats. Angela was advised to make an effort to contact Twin Harbors residents to develop a group who will assist her.

Pat Casey attended Open Forum to request the board publish a document dealing with an interpretation of deed restrictions. Pat feels several items in the deed restrictions are poorly worded and may seem to be in conflict. Pat believes a document that clarifies the deed restrictions would be beneficial to property owners.

Correspondence:

The board acknowledged an email from Steve Eckert regarding a clogged drainage culvert at a lot originally set aside as a second boat ramp.

Complaints:

Six complaints have been received regarding eleven (11) lots which require mowing and cleaning. One complaint has been received regarding a home with a washing machine in the drive way, furniture on a balcony, and high grass. All complaints have been assigned to Jim Wyckoff.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Jim Wyckoff initiated a discussion regarding a ballot referendum for the Annual Meeting that will authorize the board to sell a Twin Harbors lot formerly set aside as a second boat ramp. Chip made a motion to place a ballot referendum on the Annual Meeting Agenda that will authorize the board to sell a Twin Harbors lot formerly set aside as a second boat ramp. The motion was seconded and approved.

Rosemary Covalt updated the board on her efforts to have the owners of a pipeline that bisects Twin Harbors correct an erosion problem on the pipeline that is threatening a portion of Creek Drive.

Chip Choate initiated a discussion of traffic safety issues at the corner of FM 3186 and Twin Harbors Drive. These issues were discussed with Chief Ron Gilbert and he concurred a problem does exist and agreed with our solution. The solution being to place traffic barricades between the drain and sign at the entrance to Twin Harbors. Jack Cumpston made a motion to approve the purchase of traffic barricades, planter boxes, and one way signs. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of converting a portion of property at the clubhouse to an enclosed boat and trailer storage area. Joseph Polizzi made a motion authorizing Jim Wyckoff to initiate a study to determine the feasibility of converting a portion of property at the clubhouse to an enclosed boat and trailer storage area. The motion was seconded and approved.

Rosemary Covalt and Chip Choate initiated a discussion of their meeting with Polk County Sheriff Kenneth Hammack and Captain J. R. Jones. The purpose of the meeting was to introduce members of the Twin Harbors board and to express

appreciation for their work. The board authorized extending an invitation to Captain Jones to address our Annual Meeting with a topic of Polk County Wise Eyes Program and how Twin Harbors property owners could identify potential illegal drug activity in our community.

Action was deferred on appointing a board replacement for one of the two positions which are currently available.

Jim Wyckoff initiated a discussion of conducting an auction on the lots owned by THPOA. Jim Wilder made a motion to approve conducting an auction on the lots owned by THPOA. The motion was seconded and approved. The auction will be announced in the September 1, 2012 Association newsletter.

Jim Wyckoff and Jack Cumpton reported they will be meeting with Danny Christian of CCC Blacktopping LLC to discuss the reworking and repaving of roads damaged as a result of heavy winter rains.

Chip Choate initiated a discussion of allowing all full time City of Onalaska Police Officers and their immediate family members to use the swimming pool during regular pool hours. It was agreed that a presence of police officers, even out of uniform, would be an additional help in security. There are six (6) full time police officers and their presence will not tax our facilities. Jack Cumpton made a motion to allow all full time Police Officers and their immediate family members to use the swimming pool during regular pool hours. The motion was seconded and approved.

The board approved removing an old sign at the entrance of the boat and trailer storage area.

Jim Wyckoff initiated a discussion of offering a property, for a fee, a method or means of obtaining a waiver/variance for the construction of an outbuilding. Chip was requested to contact Association attorney, Travis Kitchens, to determine such a feasibility.

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

The meeting was adjourned at 10:55 AM. Next meeting is scheduled for July 14, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary