

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

March 12, 2011

Directors Present:

Fred Alderman, Jack Cumpton, Shana Derouen, Jim Wilder, Robert Zbranek and B. Milton (Chip) Choate

Directors Absent:

Joseph Polizzi and Jim Wyckoff

Guests Present:

Laurie Schultz, Office Manager

Jim Hill, Marty Williams, Larry Charles, Cliff Budd and Bill Belcher for Open Forum.

Fred Alderman, President, called the meeting to order at 9:01 a. m. Jim Wilder made a motion to approve the agenda, the motion was seconded and was approved. Robert made a motion to approve the minutes for the January 8th board meeting, the motion was seconded and was approved.

Correspondence:

Kay Wright emailed asking for a copy of the most recent POA financial report. A copy of the first quarter Income and Expense Report will be mailed to Kay Wright.

Jim Wyckoff emailed asking for information as to who is responsible for repairing the road damaged in front of his home by Polk County Fresh Water when sewer was connected for Section 2, Block 2, Lot 1. Fred indicated that Polk County Fresh Water was responsible for repairing the damaged road and he would make the necessary contacts to have the road repaired.

Earl Geis has written requesting an extension of three months for the construction of a home on Whisperwood Drive due to weather delays. Fred made a motion to approve the extension, the motion was seconded and approved.

Open Forum:

Jim Hill attended the Open Forum to present building plans for the construction of a home on Section 2, Block 1 Lot 62 of Twin Harbors or a street address of 221 Creekside Harbor Drive. The Architectural Committee reviewed and approved the plans for the home subject to Jack Cumpton reviewing specification for the foundation. Two board members countersigned the application.

Marty Williams with Lakewood Builders, Inc. building contractor for Robert Vonlangendonck, attended the Open Forum to present building plans for the construction of a home on Section 5, Block 1, Lot 86 of Twin Harbors with a street address on Arrowhead Drive. The Architectural Committee reviewed and approved the plans for the home. Two board members countersigned the application.

Larry Charles attended the Open Forum to discuss building plans for a 16 x 24 workshop to be built behind his home on Section 4, Block 1, Lot 38 located on Twin Magnolia Drive. Larry was asked to complete an Application Permit and present the package, including building plans, to the Architectural Committee. Robert and Jack agreed to review the application on March 29th when meeting for the Deed Restrictions Committee.

Cliff Budd attended the Open Forum to request action be taken on several roads in Twin Harbors. Robert Mondshine built a home on Harbor Drive and during construction, the road in and around his home was damaged. Mr. Mondshine verbally agreed to pay up to \$2,000.00 to have the road restored to its original status. The roads have been damaged in and around two homes currently under construction on Whisperwood Drive. Fred indicated that the Association was currently reviewing the roads on Whisperwood Drive and the Association was also reviewing a change to our Application Permit, that would require a deposit for any road damage be made before any construction project would be approved. Cliff suggested a deposit of \$2,000 be required. Cliff asked that the board minutes be brought current on the website. Chip assured Cliff that any missing board minutes would be added to the website.

Bill Belcher attended the Open Forum to complain that roads have been damaged during the construction of several homes. Bill requested that the board initiate action to collect funds from property owners to repair the damaged roads. Bill was assured that the board was currently reviewing roads damaged during construction and that action would be initiated to collect funds to repair the roads.

Closed Session:

None.

Financial Report:

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

Account	Balance
THPOA - Regular Checking	\$46,648.78
THPOA - Special Assessment Checking	26,549.65
TOTAL	\$73,198.43

A listing of checks paid in the month of February 2011 was reviewed and specific items were discussed.

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

Old Business:

Robert presented his revised proposal for a Property Owner Construction Guideline. The board asked Robert to add a provision to the guide, requiring a deposit for potential road damage be made at the time the property owner submits the Application Permit for approval. The application should specify the specific roads to be covered by property owner, as well as, the inclusion of pictures or a video to document before and after construction. The revised guide to be re-submitted at the April board meeting.

Fred, Jack, Shana, and Robert reported that progress is being made by the Deed Restriction Committee on compiling a new deed restriction. A major area of concern is now the subject of a storage shed. There are a number of storage sheds already in place, some approved and some that were not approved.

Another subject being discussed is construction of separate garages, size and construction material. The next meeting of the Deed Restriction Committee will be held March 26 at 9 a. m.

Robert reported that the gate is on schedule to be installed before April 1st. Robert will provide an update at the April board meeting.

Robert reported that the sign at entrance # 3 was damaged in a recent storm. Barry attempted to repair the sign; however, the sign is beyond repairing and needs to be replaced. Chip made a motion to hire a sign company to repair or replace the sign. The motion was seconded and approved.

Jack reported that a property owner is constructing a garage that has not been approved by the Architectural Committee; however, he has misplaced his paper which identified the lot location. Jack will investigate and bring the information to the next board meeting. Jack also reports a camper that is staying continually on Section 5, Reserve 3. The property owner appears to be clearing the land and the camper is apparently being utilized as a temporary home while the land is being cleared. The property owner is leaving the camper unattended for more than 24 hours and is in violation of the deed restrictions. Laurie will notify the property owner of the violation. Jack also reports a property owner on Lakefront Drive has allowed the appearance of the property to fall below acceptable standards. Jack will obtain the exact lot number so that a complaint letter may be mailed to the property owner.

Rene Daussin requested a short hold on the Association obtaining an abstract of judgment in the hope of resolving the stalemate of Rene Daussin and James Radloff paying the Association the full \$15,000.00. The board authorized Chip to negotiate a settlement agreement with Daussin and Radloff.

Jack initiated a discussion concerning roads. The board feels the first priority for this year is to asphalt the roads that were chip and sealed last year. At the current time it is estimated that the Association has approximately \$40,000 to apply to our roads. Jim Wilder and Robert will contact Polk County and the City of Onalaska to ascertain the procedure that will be necessary to expedite the transfer of ownership of Twin Harbor roads to the City of Onalaska. Transfer of ownership will allow Polk County to repair the roads with Twin Harbors Subdivision paying for all material. The board requested that an attempt be made to obtain the written commitment of Polk County prior to transferring ownership of the roads to the City of Onalaska. Jim Wilder emphasized that the board needs to realize Polk County will only honor our request for paving of a Twin

Harbors road when there is not any Polk County scheduled road work. The board indicated a preference to proceed with applying asphalt to Sunset Drive as opposed to waiting for county and city approval.

New Business:

The City of Onalaska required the owner of Section 2, Block 2, Lot 1 to place a Port-A-Potty on location.

Jim Wilder made motion to approve Laurie purchasing chemicals, cleaning brushes and filter baskets for the swimming pool. In addition to supplies, Pump No. 2 gauge is to be repaired. The motion was seconded and approved.

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

The meeting was adjourned at 10:38 a. m. Next meeting is scheduled for April 9, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary