

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 10, 2012

Directors Present:

Rosemary Covalt, Jack Cumpton, Joseph Polizzi, Don Uptegraph, Jim Wilder, and B. Milton (Chip) Choate

Directors Absent:

Jim Wyckoff

Guests Present:

Laurie Schultz, Office Manager

Jim Wilder, President, called the meeting to order at 9:08 AM. Jack Cumpton made a motion to approve the minutes for the February 11, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

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

Account	Balance
THPOA - Regular Checking	\$80,751.26
THPOA - Special Assessment Checking	23,110.50
TOTAL	\$103,861.76

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

Rosemary Covalt 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:

A property owner wrote asking that the Association take back a property inasmuch as the property owner is unable to maintain taxes and fees. The property owner has been informed that the Association does not take back property. We put the property owner in contact with a possible purchaser.

Complaints:

Jim Wilder reported that Jim Wyckoff has mailed a letter concerning this issue to a property owner who has been parking a trailer on Sunset Drive. The property owner has not responded.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Rosemary Covalt and Chip Choate initiated a discussion of the issue involving ProStar Waste utilizing large refuse collection trucks within Twin Harbors. An agreement was reached with ProStar for ProStar to collect refuse within Twin Harbors using a vehicle with a maximum dead weight of 10 tons. Further, ProStar agreed to start their collection day with Twin Harbors, in order to minimize the weight on Twin Harbor roads. ProStar has also agreed to amend their Franchise Agreement with the City of Onalaska to provide that ProStar will use a refuse collection vehicle with a maximum dead weight of 10 tons in the Twin Harbors subdivision.

Rosemary Covalt initiated a discussion of the City of Onalaska's handling of complaints that she and Chip conducted with city officials. The city's complaint form is not online and is therefore, difficult to obtain. Record keeping is not properly maintained and there appears to be a lack of full and complete follow-up on many of the properties for which complains have been received. Rosemary and Chip will pursue this issue.

Don Uptegraph initiated a discussion for granting the authority to Laurie Schultz to purchase the necessary pool supplies for the 2012 spring and summer swimming season up to a total of \$6,000. The Association budget contains a line item approving

the purchase of supplies, the purpose of presenting the issue for discussion was to grant authority to Laurie to execute the required purchases.

The board acknowledges and expresses its appreciation to Rosemary Covalt and her husband, Robert, for the new landscaping at main entrance.

The board requested Rosemary Covalt to contact the State of Texas concerning the Twin Harbors Property Owners Association adopting a section of FM 3186.

Don Uptegraph initiated a discussion of pool security for the period the swimming pool is open, which is May 1st to September 30th. Don recommended that the Association contract with Bill Belcher to provide onsite pool security for the time the pool is open. Don expressed his opinion, and all board members agreed, that Bill has been extremely effective keeping non-property owners out, keeping the bath rooms clean and collecting non-association issued gate keys. Bill has agreed to accept the new contract, under the same conditions and terms as last year's contract. Chip Choate made a motion to contract with Bill Belcher to provide onsite pool security. The motion was seconded and approved.

Chip Choate initiated a discussion of establishing a uniform speed limit of 25 MPH for all Twin Harbor roads and to approve the purchase and installation of speed limit signs and materials for installation. City of Onalaska administration officials indicated that since Twin Harbors roads are private, the Association must determine a speed limit for the subdivision and also purchase any speed limit signs that will be posted within the subdivision. Jim Wilder proposed signs for all three entrances that state "Speed Limit for all Twin Harbors roads is 25 MPH". Joseph Polizzi made a motion to establish a maximum speed limit of 25 MPH for all Twin Harbors roads, to purchase signs for all three entrances which state "Speed Limit for all Twin Harbors roads is 25 MPH, and to purchase six (6) 25 MPH speed limit signs and installation supplies for placement on internal Twin Harbor roads. The motion was seconded and approved.

Chip Choate initiated a discussion of granting to the City of Onalaska the right to enforce municipal traffic laws and regulations within the Twin Harbors subdivision. The Mayor indicated that the police need this resolution to enforce traffic laws within a subdivision with private roads. The resolution to be presented to the city specifically states that the speed limit in Twin Harbors is 25 MPH. Jack Cumpton made a motion to approve granting to the City of Onalaska the right to enforce municipal traffic laws within the Twin Harbors subdivision. The motion was seconded and approved. Jim Wilder signed the resolution, which will be presented to the City for discussion at the April Council meeting.

Jack Cumpton provided estimated cost estimates for repairing two sections of roads damaged during home construction. The first estimate being \$7,200 and the second

estimate being \$380. Chip will prepare and mail a billing statement to the property owners for the cost to repair the roads.

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

The meeting was adjourned at 10:23 AM. Next meeting is scheduled for April 14, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary