

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
March 9, 2013

**Directors Present:**

Jim Wyckoff, Jim Wilder, Joseph Polizzi, Michael Farr, Paul Lavery, and B. Milton (Chip) Choate

**Directors Absent:**

Dyana Babik and Jack Cumpton

**Guests Present:**

Laurie Schultz

**Jim Wyckoff, President, called the meeting to order** at 9:02 AM. Paul Lavery made a motion to approve the minutes for the February 9, 2013 board meeting, the motion was seconded and was approved.

**Treasurers Report:**

Joseph Polizzi reported the following bank balances as of end of February 2013.

Account	Balance
THPOA - Regular Checking	\$105,473.11
THPOA - Special Assessment Checking	55,568.18
THPOA - Petty Cash	15.40
TOTAL	\$161,056.69

The board reviewed the income statement for the month ending February 28, 2013 and the income statement for the five months ending February 28, 2013.

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

### **Open Forum:**

A revised Building Permit Application for a new home to be built on Section 5, Block 1, Reserve 2, was received from Tom Januhowski. The building permit was reviewed, approved by the Architectural Committee and counter-signed by two board members.

### **Correspondence:**

No correspondence was received since the last board meeting.

### **Complaints:**

Eleven (11) complaints were received since the last board meeting. Property Clean-Up, four (4) complaints; Tree Removal, five (5) complaints; Improperly parked trailer, one (1) complaint; and Building Without a Permit, one (1) complaint. Complaints were assigned to Paul Laverty. It was reported that all outstanding complaints have been processed and eight (8) complaints remain outstanding.

Paul Laverty reported to the board that the association continues to experience problems with property owners who allow dogs or cats to “run at large”. Property owners are required to keep dogs and cats on a leash when beyond the premises of the property owner. In addition, two (2) property owners have been identified who keep a large number of cats. Property owners are reminded that the City of Onalaska limits a household to a maximum of four (4) dogs or cats. Any more than four (4) require the property owner to obtain a kennel license.

### **Closed Session:**

No issues were discussed in Closed Session.

### **All other Business Issues:**

Jim Wyckoff initiated a discussion to create a Welcoming Committee. Paul Laverty made a motion to approve creation of a Welcoming Committee and to grant authority to Jim Wyckoff to appoint member of the committee. The motion was seconded and approved.

Paul Laverty initiated a discussion to approve a Twin Harbors Heavy Trash Pick-Up Day to be held on April 20, 2013 in conjunction with the City of Onalaska and Polk County Precinct 2. Jim Wyckoff made a motion to approve a Twin Harbors Heavy Trash Pick-Up Day to be held on April 20, 2013 and to provide home pick-up and delivery to the county collection station. Jim Wyckoff and Paul Laverty will make contacts and arrange

for trucks and trailers to pick-up the trash. Chip Choate was granted authority to purchase signs and place the signs in the subdivision. The motion was seconded and approved.

Joseph Polizzi initiated a discussion of his review of local real estate agencies to facilitate listing a waterfront lot owned by the Association. Joseph felt that A Action Realty was best for the Association. Jim Wyckoff made a motion to instruct Joseph to sign a contract with A Action Realty to sell the waterfront lot. The motion was seconded and approved.

Chip Choate reported on his call to Sam Houston Electrical Cooperative regarding their tree cutting policies and procedures. Sam Houston will cut dead and dangerous trees along the Cooperative's right-of-way, as well as trees that are just outside of the right-of-way and in danger of striking electrical power lines. It is up to the property owner to dispose of the trees after they are fallen.

Jim Wyckoff initiated a discussion for a revised Building Permit Application. The revised document was reviewed by the board. Paul Laverty made a motion to approve the revised Building Permit Application. The motion was seconded and approved.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, April 13 2013.

The meeting was adjourned at 10:39 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary