

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 8, 2014

Directors Present:

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

Directors Absent:

Amy Casey

Guests Present:

Tony Jackson, Bill Belcher, Greg Yost, and Rufus Hobbs

Jim Wyckoff, President, called the meeting to order at 9:10 AM.

Jim Wilder made a motion to approve the minutes for the February 8, 2014 board meeting, the motion was seconded and was approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the following bank balances as of end of January, 2014.

Account	Balance
THPOA - Regular Checking	\$122,494.27
THPOA - Special Assessment Checking	91,581.75
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$214,091.42
Road Deposits	16,000.00
TOTAL BANK BALANCE	\$230,091.42

The board reviewed the balance sheet for February 28, 2014, the income and the statement of cash flow for the six (6) months ending February 28, 2014.

Paul commented that at the present time, water is the largest expenditure and we should question why water consumption is rising during the winter months.

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

Open Forum:

Tony Jackson attended Open Forum to discuss the maintenance of the Twin Harbors swimming pool. Tony felt it was important for the board to know there is no training program available for a technician to become certified. When working with pool electrical devices, the technician must be licensed by the state. Backyard Oasis performs routine maintenance on Tony's hot tub and his experience has been very good. If there were an area of concern, it would be that Oasis is continually pushing to sell more chemicals.

Bill Belcher attended Open Forum to discuss the need for a stop sign on the inward side of Twin Harbors Drive at the corner of Twin Harbors and Parkview Drive. The discussion was deferred until later in the meeting.

Rufus Hobbs attended Open Forum to discuss mail boxes. Rufus is a new home owner in Twin Harbors and through the Onalaska Post Office he attempted to obtain a mail box slot at the community mail depot at the Twin Harbors clubhouse. He was informed that all of the mail box slots at the Twin Harbors clubhouse are taken and there are six (6) property owners on a waiting list for a mail box slot. Rufus was told by a postal worker that the Twin Harbors POA needed to add a new slab so that the Post Office could install new mail boxes for property owners. The board expressed surprise at this pronouncement because no postal employee has ever provided this information. The board indicated to Rufus that this would be investigated and an evaluation made to determine the appropriate course of action.

Correspondence:

In February 2014, Mrs. Todd, a property owner on Wildwood Harbor Circle, emailed stating that water was leaking from a pot hole in the street near her home. An investigation revealed the leaking water was coming from a sewer pipe. The leaking pipe was repaired by the sewer company servicing Onalaska.

Complaints:

Chip Choate reviewed the complaint log provided to board members. Two new complaints have been received in the month of February and remain outstanding. Documentation on two abandoned properties are in the process of being forwarded to the City of Onalaska for final resolution. There are eight (8) abandoned properties in Twin Harbors and it is planned to refer two (2) properties in successive months to the City of Onalaska.

Building Permits:

Jim Wilder reported the receipt of four (4) building permits in February 2014. The first was to clear a lot and construct a new home on Harbor Drive. The second was to widen an existing driveway on Creek Drive. The third was to clear trees on a lot on the Point. The fourth was to clear trees and move in a mobile home in Section 1.

Pool Maintenance:

Jim Wyckoff presented the pool maintenance log. The pool log was reviewed by board members. No questions from board members.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

The Welcoming Committee reported no welcoming packages were distributed in February. New welcoming packages have been assembled and will be distributed to new property owners in March.

Bill Belcher initiated a discussion, asking the board to consider installing a stop sign on the inward side of Twin Harbors Drive at the corner of Twin Harbors Drive and Parkview Drive. Bill reported that drivers in cars on Parkview cannot determine a car is on Twin Harbors Drive without entering the intersection. Bill believes this makes for a very dangerous situation because the 25 MPH speed limit is not being observed by the cars on Twin Harbors Drive. Jim Wilder felt that drivers on Parkview will blow past the stop sign on Parkview and this is the major problem. Joseph Polizzi suggested the possibility of a speed bump; however, Jim Wilder reflected the police and fire departments do not want speed bumps. Rufus Hobbs, guest, commented that the stop sign on Parkview Drive is not visible to drivers until the driver is almost past the stop sign. Bushes along side of a house on Parkview have apparently grown so much that the bushes hide the stop sign from the sight of a driver.

Jim Wyckoff said that it might be better to trim the bushes on Twin Harbors Drive and also the bushes on Parkview Drive. Don Uptegraph will instruct Barry to cut the bushes on Twin Harbors Drive so that drivers on Parkview will have an unrestricted view. After a couple of weeks to analyze the situation, this matter will be reviewed.

Jim Wyckoff initiated a discussion of his meeting with representatives of Backyard Oasis Pools. Jim was told that Oasis will perform their maintenance on Mondays after 10:00 AM and it was their recommendation that the pool be closed to swimmers after 10:00 AM so the pool could be shocked, if necessary. Michael stated that he felt it was not a good idea to close the pool on Mondays. Don indicated that the pool will require shocking weekly in the summer due to the extreme heat we experience; therefore, and that it was impractical for swimmers to use the pool for a period of at least six (6) hours after shocking. Chip Choate made a proposal for the board to close the swimming pool on Mondays after the Aqua Nauts exercise session and to purchase a new sign for the front gate which states the new hours for the pool. The pool will not close when a holiday falls on a Monday. The motion was seconded and approved.

Paul Laverty reported that he will check into a wireless, all-in-one fax, scan, copy and print machine for the office, and hopes to have one installed before the next board meeting.

Jim Wilder reported that a property owner had attempted to remodel his home without first obtaining a building permit from the association or from the City of Onalaska. The matter was resolved.

Chip Choate reported that the May 2014 Winds will be presented to the board for approval at the April board meeting. Jim Wyckoff will prepare the Presidents comments, Amy Casey and Jim Wilder will prepare building permit comments, Paul Laverty will prepare financial comments and forward to Chip by Monday, April 7th. Chip will assemble the Winds.

Chip Choate reported on his meeting with Travis Kitchens concerning Statute of Limitations defenses related to deed restrictions. Travis provided statutory references which reflect that any deed restriction violation existing more than four (4) years may be subject to a statute of limitations defense. Other defenses include "Waiver", "Laches", and "Discriminatory Enforcement". The defense of waiver concludes that the restriction in question has not been enforced and is therefore abandoned, and its enforcement waived. Copies of the statutory references are in the clubhouse office for review.

Amy Casey and Jim Wilder reported that a revised Building Application Permit and the Boards Interpretation of Deed Restrictions is not ready for discussion and this issue is tabled and will be discussed at the March board meeting.

Michael Farr initiated a discussion of the new layout for the area utilized as rental space for trailers and campers. Michael will determine a final price for using cement blocks as the corner marking pieces for marking the layout. Chip Choate will contact the JROTC at the Onalaska High School to see if they would be interested in providing the labor for this project.

Jim Wyckoff announced the next board meeting will be held at 9:00 AM on Saturday, April 12, 2014.

The meeting was adjourned at 10:17 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary