

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

Directors Present:

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

Directors Absent:

Dyana Babik

Guests Present:

Greg Yost, Pat Casey, Ken Kriger, Dennis Teer, and Laurie Schultz

Jim Wyckoff, President, called the meeting to order at 9:02 AM. Jim Wilder made a motion to approve the minutes for the October 12, 2013 board meeting, the motion was seconded and was approved.

Treasurer's Report:

Paul Laverty reported the following bank balances as of end of October, 2013.

Account	Balance
THPOA - Regular Checking	\$123,962.89
THPOA - Special Assessment Checking	62,642.02
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$186,620.31
Road Deposits	24,000.00
TOTAL DEPOSITS	\$210,620.31

The board reviewed the balance sheet for October 31, 2013, the income statement for the two months ending October 31, 2013, and the statement of cash flow for the two months ending October 31, 2013.

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

Open Forum:

Ken Kriger attended Open Forum to review and discuss his proposal to mow and clear THPOA right-of-way an average of fifteen (15) feet from road to tree line, where needed. Ken is owner of Lone Star Mowing Service, which mows, brush hogs, and cleans right-of-ways for subdivisions, private land owners and pipelines.

The cost proposal is for \$7,255, which includes cutting of brush and trees to the tree line and cleaning out the culverts and ditches to enable water to flow smoothly. Ken recommended his firm cut twice a year. Subsequent cuts would probably cost in the range of \$3,500.

Pat Casey, Twin Harbors property owner, expressed his dissatisfaction with the scope of the work being contemplated as well as the price being quoted. Pat proclaimed he had been requested to obtain a bid for shredding the sides of roads and the bid Pat obtained was for \$400, which is considerably below the bid being presented. Pat's contractor, Robert Smith, would utilize a bat-wing shredder to mow and would not encroach on trees and vegetation on property owners lots. After the initial mowing, Pat's contractor would spray the ditches and culverts, twice a year, with herbicidal chemicals to keep water flowing smoothly.

Pat questions the wisdom of spending association funds to cut trees and brush on what might be private land and not right-of-way and making the board subject to law suits from upset property owners.

Pat asked the board to consider hiring Robert Smith to shred the right-of-ways where possible, to ignore the areas where the slope is too steep and to apply a herbicidal treatment to the culverts and ditches in the spring. This is Pat's recommendation as a cost effective means of dealing with the problem.

Amy Casey commented that it appears the association does not possess the funds to have all of the roads mowed, cleaned and cleared, and she feels the board needs to review and consider alternatives to spending funds for the proposed purpose.

Ken suggested that the board consider using Robert Smith to shred the right-of-ways and then if additional heavy work is appropriate, re-contact Ken to re-evaluate the proposal.

Paul indicated the proposal would be reviewed to scale back when possible and appropriate. An amended proposal will be discussed at the next board meeting.

Dennis Teer attended Open Forum to present a Building Application Permit for the construction of a retaining wall for the new home he is building on Harbor Drive.

Correspondence:

Terry Costlow, owner of 250 Harbor Drive, aka Section 5, Block 2, Lots 15 & 16, has written to the board requesting the board to block or close off a culvert running under Harbor Drive. A new home is being constructed across the road from Mr. Costlow and a culvert, which was closed, has been opened and water is draining through the culvert into Mr. Costlow's garage. After discussion, the board concluded that the culvert must remain open. Jim Wyckoff will contact Mr. Costlow regarding this issue.

Complaints:

Dyana Babik is absent and the discussion of complaints was deferred until the December board meeting.

Building Permits:

Jim Wilder reported the receipt and approval of five (5) Building Applications. Applications were received for a new patio, a driveway and garage, a new home, a garage, and a new deck.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

No report from the Welcoming Committee for the month of October 2013.

Michael Farr and Paul Laverty deferred discussion on Policy and Procedures for the parking of boats, trailers and campers at the storage lot until the December board meeting.

Jim Wyckoff requested Paul Laverty and Michael Farr to visit with property owners who live near the second boat ramp lot to obtain their thoughts on how best to develop the lot for use by property owners. The report will be made to the board at the December board meeting.

Paul Laverty initiated a discussion of re-writing the Twin Harbors Property Association Building Permit Application. Paul Laverty made a motion for Amy Casey to lead the Architectural Committee in the re-writing of a Building Permit Application. The rewritten Building Permit Application will be submitted for approval at the January 2014 board meeting.

Jim Wyckoff initiated a discussion of approving a change in the days and hours the Twin Harbors office is open. Jim Wyckoff made a motion for the Twin Harbors office to be open on Friday and Saturday from noon to 5:00 PM. The motion was seconded and approved. Chip Choate was authorized to purchase a sign specifying the days and hours the office is open. Said sign to be posted on the front gate.

Chip Choate initiated a discussion for creating a Twin Harbors Property Owners Association Compliant Log and the creation of Policy and Procedures for a compliant filed by a Twin Harbors Property Owners. The Compliant Log will be updated daily or whenever any action is taken involving a compliant. The Log will be automated and maintained in the Twin Harbors office. The Log for the previous month will be submitted to each board meeting by board member designated to be responsible for the Compliant Log. Joseph Polizzi made a motion to approve the log and the creation of policy and procedures. The motion was seconded and approved. Jim Wyckoff will contact Dyana Babik and request she prepare the log and policy and procedures for review and approval at the December board meeting.

Chip Choate initiated a discussion for creating a Twin Harbors Property Owners Association Building Permit Log. Log will be updated daily or whenever any action is taken which involves building permits. The Building Permit Log will be automated and maintained in the Twin Harbors office. The log for the previous month will be submitted to each board meeting by the board member designated to be responsible for managing building permits. Paul Laverty made a motion to approve the creation of a Twin Harbors Property Owners Association Building Permit. The motion was seconded and approved. Jim Wyckoff requested Amy Casey to lead the Architectural Committee in the creation of a Building Permit Lot and to submit the Log for approval to the board at January 2014 board meeting.

Chip Choate initiated a discussion for assigning to board members, specific written section of the January 2014 Winds. Assignments were made. Chip will notify board members of deadlines for preparing the Winds for mail.

Chip Choate initiated a discussion for approving Jim Wyckoff, Jim Wilder, Joseph Polizzi and B. Milton Choate as designated signers for the Regular Maintenance Checking Account, the Special Maintenance Checking Account and the Restricted Swimming Pool Savings Account. All three accounts are maintained at the Onalaska location of the First National Bank of Livingston. Paul Laverty made a motion to approve Jim Wyckoff, Jim Wilder, Joseph Polizzi, and B. Milton Choate as designated signers for the three bank accounts. The motion was seconded and approved.

Jim Wyckoff announced the next board meeting will be held Saturday, December 14, 2013.

The meeting was adjourned at 10:38 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary