

Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

October 8, 2011

Directors Present:

Fred Alderman, Jack Cumpton, Joseph Polizzi, Jim Wilder, Jim Wyckoff, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

Shana Derouen

Guests Present:

Laurie Schultz, Office Manager

Clifford Budd

Fred Alderman, President, called the meeting to order at 9:00 AM. Jack made a motion to approve the agenda, the motion was seconded and was approved. Jim Wilder made a motion to approve the minutes for the September 10, 2011 board meeting, the motion was seconded and was approved.

Correspondence:

The board acknowledged the receipt of a proxy for the annual meeting giving voting authority to the board. Fred stated the proxy was invalid and not usable.

Fred requested that a letter be written to a property owner in the mobil home section, asking the property owner to remove a dead tree that stands the potential of damaging an adjacent home, should the tree fall in the right direction. Chip was requested to send the property owner a letter.

Robert reminded the board that SHECO would cut down dead trees which are endanger of falling on power lines.

No written complaints from property owners were received in September.

Open Forum:

Clifford Budd attended the Open Forum to request the board forego transferring Twin Harbor roads to the City of Onalaska. Cliff feels there is a legal issue with the ability of the Association to transfer road ownership to the City of Onalaska. Cliff was reassured that board has deferred consideration for transferring road ownership.

Closed Session:

None

Financial Report:

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

Account	Balance
THPOA - Regular Checking	\$66,657.10
THPOA - Special Assessment Checking	252.25
TOTAL	\$66,819.35

A listing of checks paid in September 2011 was reviewed and specific items were discussed.

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

All other Business Issues:

Chip initiated a discussion of combining the Architectural Committee and Facilities Committee into one committee titled Architectural and Facilities Committee. After discussing the issue, Joseph made a motion to combine the Architectural Committee and Facilities Committee. The motion was seconded and approved.

Chip initiated a discussion of Association website. Website changes include the addition of the Notice of Monthly Meeting and Agenda, Notice of Annual Meeting and Agenda, Collection Policy, sample collection letters, and the Payment Plan Guidelines and sample Payment Plan to comply with Section 209.062 of the Texas Property Code, Road Guideline Policy (approved in December 2009). The website is being modified to allow property owners to vote electronically for board members and all issues under consideration for the annual meeting.

Robert initiated a discussion of the recent painting of the clubhouse. The paint contract was awarded to Richard Childs. In addition to painting the exterior of the clubhouse, all of the plywood at one end of the clubhouse required replacement because the wood had rotted. The painting job will be completed today, Saturday October 8th.

Chip initiated a discussion of the Annual Meeting Agenda and Guide. The board desires that all property owners have an opportunity to give comments or ask questions at the annual meeting. Specific issues and topics were discussed and assigned to the respective board members. The board decided to maintain the Special Assessment Fee at \$50.00 per lot per annum.

Jack initiated a discussion of paving roads. Jack and Jim Wyckoff and Robert inspected the Twin Harbor roads that were patched and paved by CCC Blacktopping. CCC Blacktopping invoice in the amount of \$40,007.00 has been paid. Jack stated that he is working with CCC Blacktopping to evaluate all of Twin Harbor roads and to develop a comprehensive paving plan. The plan will include various alternatives for specific roads and a suggestion of priorities.

Jim Wyckoff and Jack initiated a discussion of a continuing problem on the cul-de-sac at the end of Lakefront Drive. When sewer lines were dug for a new house on the cul-de-sac, the sewer company dug up a portion of the asphalt paving. The paving company hired by the sewer company to repair the cul-de-sac did not pave correctly and left holes in the paving repaired. Fred said that he would contact members of the sewer board and start the process of repairing and repaving the cul-de-sac.

Jack initiated a discussion of several roads that have been damaged during construction. Jack is to obtain an estimate for repairing each specific road area and Chip will prepare a transmittal letter and mail the letter and estimate to each property owner requesting payment.

Chip initiated a discussion requesting approval of 1.) a resolution adopting an Alternative Payment Schedule Guideline and 2.) a Payment Plan which must be signed by the property owner and filed with the county clerk of Polk County. The payment plan must be signed by both the property owner and the Treasurer of the Association and both signatures must be notarized. Jim Wilder made a motion to approve the Resolution and the Payment Plan. The motion was seconded and approved.

Jim Wyckoff initiated a discussion of a request from Curtis Dickens for an extension until December 31, 2011 to complete construction of a home he is building on Lakefront Drive. Robert made a motion to approve the request of Curtis Dickens for an extension. The motion was seconded and approved.

Jim Wilder initiated a discussion of the problem with door to door solicitors. Our current bylaws do not restrict solicitations. Jim Wyckoff made a motion to add a restriction on door to door solicitors to our bylaws. Solicitors are to be required to register with the Twin Harbors Office.

Robert initiated a discussion of a bulletin board at the main entrance to Twin Harbors. No decision was made; however, the board will consider the topic at a later meeting.

Robert initiated a discussion of a flag pole at the main entrance. Jim Wyckoff was asked to determine pricing and report to the board.

Chip initiated a discussion of the 8th Amended By Laws. Fred made a motion to approve the 8th Amended By Laws. The motion was seconded and approved.

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

The meeting was adjourned at 10:26 AM. Next meeting is scheduled for November 12, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary