

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
October 13, 2012

**Directors Present:**

Rosemary Covalt, Joseph Polizzi, Jim Wilder, Jim Wyckoff, and B. Milton (Chip) Choate

**Directors Absent:**

Jack Cumpton

**Guests Present:**

Laurie Schultz, Dyana Babik, and Michael Farr

**Jim Wyckoff, Vice-President, called the meeting to order** at 9:03 AM. Joseph Polizzi made a motion to approve the minutes for the September 15, 2012 board meeting, the motion was seconded and was approved.

**Treasurers Report:**

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

Account	Balance
THPOA - Regular Checking	\$90,613.56
THPOA - Special Assessment Checking	33,624.31
TOTAL	\$124,237.87

A listing of checks paid in September 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:**

**Dyana Babik** attended Open Forum to report that the ditch in front of her house was not being mowed by the association. It was explained that when a lot is cleared or developed, the property owner is responsible for maintaining the front of the lot. The

ditch next to her home needs to be cleaned. A board member will review this issue with Field Maintenance.

**Rosemary Covalt** attended Open Forum to request that the board of Twin Harbors consider making a donation to the Polk County SPCA. The SPCA has acquired a new facility in Livingston; however, it was recently discovered that over \$90,000 is now needed to stabilize building walls to make the building secure for animals and volunteers. Jim Wyckoff said that the board could not make such a move; however, he felt that Rosemary could make an announcement at the Annual Meeting in the Open Forum section asking those in attendance to consider making a contribution to the Polk County SPCA.

### **Correspondence:**

A letter was received from a property owner concerning a complaint form mailed out in August. The complaint requested the removal of a camping trailer, tractor, and shed from a lot in Twin Harbors. The tractor has been removed but the trailer and shed remain. In addition, a logging firm has cut and removed trees without the the property owner requesting a permit and providing the association with a \$2000 road deposit. The property owner was invited to the October board meeting to discuss this continuing issue.

### **Complaints:**

No complaints were received during the month of September.

### **Closed Session:**

No issues were discussed in Closed Session.

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

Ronnie Vincent, Polk County Precinct 2 Commissioner, will provide Twin Harbors his proposed road action letter next week, so that the letter may be reviewed at the Annual Meeting.

Chip reviewed plans for the intersection of Twin Harbors Drive and FM 3186. A bid has been requested from CCC Blacktopping to close the turnaround area between the drain and the esplanade on Twin Harbors Drive. Vehicles and school busses exit Nanny's Day Care, located at the corner of Twin Harbors Drive and FM 3186, and make an illegal left turn on Twin Harbors Drive before turning onto FM 3186. This situation has created a hazardous traffic issue for those entering the Twin Harbors subdivision as well as for those exiting the day care. Chip agreed to visit with Onalaska Independent

School District administrators, advising of the unsafe bus conditions and offering the parking lot at the Twin Harbors clubhouse as a student pick up and drop off point for the school district. This issue will be reported on at the annual meeting and at the next board meeting.

Last minute adjustments were made in the plans for the Annual Meeting.

The meeting was adjourned at 9:44 AM. Next meeting is scheduled for November 10, 2012.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary