

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
October 12, 2013

Directors Present:

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

Directors Absent:

Jack Cumpton

Guests Present:

Rene Daussin, Jerry Hornbuckel, Maggie Hornbukel, Marty Newman, Terri Wyckoff, Bonnie Laverty, and Laurie Schultz

Jim Wyckoff, President, called the meeting to order at 9:05 AM. Jim Wilder made a motion to approve the minutes for the September 14, 2013 board meeting, the motion was seconded and was approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$114,271.24
THPOA - Special Assessment Checking	61,946.39
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$176,233.03
Road Deposits	20,000.00
TOTAL DEPOSITS	\$196,233.03

The board reviewed the income statement for the month ending September, 2013 and the income statement for the one (1) month ending September, 2013.

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

Open Forum:

Rene Daussin attended Open Forum to read a letter he has written to each board member. The letter takes the form of a complaint against a property owner for posting a sign on the property of the referenced property owner. The complaint was duly noted and will be addressed by the appropriate board members responsible for processing complaints.

The letter from Mr. Daussin further states that Mr. Daussin and his wife are not members of the Twin Harbors Property Owners Association. This is a statement the board finds is in direct contradiction to the facts. In 2010 a district judge ruled that Mr. Daussin and his wife are members of the Twin Harbors Property Owners Association and; therefore, the board considers Mr. Daussin and his wife to be members of the Association.

Marty Freeman attended Open Forum to express his concern about the proposal of Pontoon Marina to move their trailer rental facility next to his property. Marty was informed the board did not have authority to compel the Pontoon Marina to forgo their plans. It was suggested that he attend the next Onalaska City Council meeting on Tuesday, November 12th and present his concerns, asking the city if something could be done to compel the marina to forgo their plans.

Jerry and Maggie Hornbuckel attended Open Forum to obtain information related to motor homes in the subdivision. The Hornbuckel's were informed that a motor home could be brought into the subdivision for unloading and that a motor home could be parked under a canopy that was attached to their home. A camping trailer could be parked on an undeveloped lot for a week while camping or up to thirty (30) days while a home is being constructed as long as the trailer was not left unattended for more than twenty-four (24) hours.

Correspondence:

No correspondence was received from property owners in September 2013.

Complaints:

Paul Laverty reported that the Association issued twenty-five letters to property owners the first few days of October for various types of deed restrictions. Eleven (11) letters were issued for failure to mow and clean up the property. Seven (7) letters were issued for parking trailers in an incorrect manner. Seven (7) letters were issued for property

abandonment or the appearance of property abandonment. The letters issued for property abandonment gave the property owner 30 days to counter the letter or the issue will be forwarded to the City of Onalaska for judicial action.

One complaint has been received concerning the placement of realtor signs at the third entrance. Michael Farr visited with the realtor who placed the signs. The realtor has replied that the signs were on public right-of-way and were therefore out of the jurisdiction of the POA. The board will check on the placement of the signs to determine if the signs are on State property or on Association property. A property owner who issued the complaint has asked that for board members to be reminded that the name of the complaint signers is not to be divulged.

Jim Wyckoff made a motion to appoint Dyana Babik and Chip Choate to a committee to draft a sign policy for Twin Harbors and to report draft at the November board meeting. The motion was seconded and approved.

Building Permits:

Jim Wyckoff reported the receipt of one Building Application. The application is for a concrete pad on which to build a garage. This application is under review.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

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

Chip Choate reported preparations for the 2013 Annual Meeting are in the final stages. All handouts are in hand, food and supplies are ordered, and tables are on-site. Everyone has a part on the agenda so please be prepared.

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 November board meeting.

Jim Wyckoff initiated a discussion on designating the entire Twin Harbors Clubhouse and Pool Area as a Non-Smoking Area. Numerous verbal complaints have been received about smoking in the clubhouse/picnic area. Plus cigarette butts are not placed in the butt can. After a short discussion the issue was deferred until the November board meeting.

Paul Laverty reported that a second opinion is being sought relative to selling the second boat ramp lot. The opinion should be obtained prior to the Annual Meeting so the report may be given.

Jim Wyckoff initiated a discussion of Approving the Twin Harbors Property Owners Association Road Policies. Dyana questioned if the county will sign off as approving our road policy. The county will not approve our road policy; however, the county has been furnished a copy of the road policy and has not offered any objections to the methods or format. The policy lays out the method of prioritizing road maintenance along with the county requirements for making the roads contiguous. Dyana questioned what is the county's responsibility in assuming ownership of Twin Harbors roads. The county will prepare the base using county equipment and county labor. The association will pay for paving material costs. The process the county is using with Twin Harbors is the same process being used by over twenty-four (24) subdivisions in Precinct 2. The association dedicates 100% of the special assessment plus a portion of the regular maintenance to Twin Harbors roads. Joseph Polizzi made a motion to approve the Twin Harbors Property Owners Association Road Policy. The motion seconded and approved by five (5) board members, Dyana Babik voted no, and Michael Farr voted present.

Jim Wyckoff initiated a discussion of an email sent by a member of the Twin Harbors Board to all members of the Twin Harbors Board alleging an impropriety by a board member and the board. An indepth discussion was held concerning the allegation. The allegation was reviewed, discussed, and resolved without action being considered.

Chip Choate initiated a discussion for creating a Pool Maintenance Log. Log will be updated daily or whenever any action is taken which involves the pool. The Pool Maintenance Log will include; but, will not be limited to pH testing (results noted), pool cleaning, chemicals added to the pool, and repairs made. The log for the previous month is to be submitted to each board meeting by the board member designated to be responsible for the Twin Harbors pool. Joseph Polizzi made a motion to approve the Pool Maintenance Log. The motion was seconded and approved.

Chip Choate initiated a discussion for opening a restricted savings account for the Twin Harbors Property Owners Association for the purpose of reserving funds for the construction of a new swimming pool. The board approved depositing \$500.00 per month in the restricted savings account, with funds coming from the regular maintenance fee account. The board reserved the option of negating the monthly deposit should conditions warrant. Dyana Babik made a motion to approve the creation of the restricted savings account, the deposit of \$500.00 per month, and to disclose the transaction with a footnote on the balance sheet presented to property owners at the Annual Meeting. The motion was seconded and approved.

Joseph Polizzi initiated a discussion of the Twin Harbors budget for the fiscal year beginning September 1, 2013 and ending August 31, 2014. After minor changes were made to the budget, Paul Laverty made a motion to approve the 2013-2014 budget and to present the approved budget at the annual meeting. The motion was seconded and approved.

Jim Wyckoff announced a special board meeting to be held immediately after the Annual Meeting on Saturday 19, 2013. The purpose of the meeting will be to elect officers for the 2013-2014 fiscal year and to designate signers for the depository accounts for the Twin Harbors Property Owners Association.

Jim Wyckoff announced the next board meeting will be held Saturday, November 9, 2013.

The meeting was adjourned at 11:36 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary