

Twin Harbors Property Owners Association, Inc
Board of Directors Meeting
September 11, 2010

Directors Present:

Fred Alderman, David Heathcock, Jim Wilder, Greg Yost, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Laurie Schultz, Office Manager

Mr. and Mrs. Rick Morris for the Open Forum

Fred Alderman, President, called the meeting to order at 9:00 a. m. Robert made a motion to approve the agenda, the motion was seconded and was approved. Jim made a motion to approve the August minutes, the motion was seconded and was approved.

Correspondence:

One complaint has been received concerning a shed on a property at the end of Lakefront Drive. The complaint was presented in a letter not on an Association complaint form. Laurie was instructed to request be filed properly and then the complaint will be acted upon.

A property owner has an issue with the board's new policy of double locking the front gate from 9:00 p. m. until 10:00 a. m. because the bath facilities are unavailable. Once a year he and his family camp on their property and until this year have always been able to use the bath facilities on their time schedule. The board designated Jim to prepare and mail a letter to the property owner indicating the security lock was added because of increased vandalism to the clubhouse.

Open Forum:

Mr. and Mrs. Morris were at the meeting to present their response regarding a Deed Restriction Complaint filed against their property by Mr. Harold Redding, an adjacent property owner. The complaint stated that Mr. Morris had built his carport approximately eighteen (18) inches from the neighbor's side property line as opposed to the five (5) feet specified in the deed restrictions.

Fred led the discussion by informing everyone that the carport is closer than five (5) to the side property line and as such he had researched the issue and had determined that the issue may be resolved between the two property owners if Mr. Redding will consent to withdraw his complaint, the board will approve a waiver.

Mr. Morris provided the board with a copy of a letter he wrote to Mr. Redding asking for this conflict to end and for the two of them to work together to resolve the issue. In the letter Mr. Morris offers to share the cost of construction a privacy fence between the two properties.

Mr. Morris told the board that three years ago when he started the process of having the carport constructed, he called the Association office and was referred to Cliff Budd. According to Mr. Morris, Mr. Budd stated that if the city issued a permit, the construction of the carport was okay with him. Mr. Morris proceeded and obtained a permit from the City of Onalaska in October 2007.

Fred emphasized to Mr. Morris that the carport was built closer to the property line than five (5) and unless Mr. Redding agrees to withdraw the complaint, the board must enforce the deed restrictions. Fred indicated that board member who gave verbal approval for the carport should have referred the construction of the carport to the architectural committee to begin the approval process.

Mr. Morris feels that he followed the rules when he reviewed the project with Cliff Budd. Mr. Budd did not tell Mr. Morris that the project needed to be referred to the architectural committee and therefore, paid money to have the carport constructed.

Fred said that in an effort to assist in resolving the issue, Fred will visit with Mr. Redding and ask that Mr. Redding reconsider the complaint and accept Mr. Morris's offer to share in the cost of a privacy fence.

Mr. Morris informed the board that Mr. Redding has constructed a fence that extends beyond the front building line, which is a violation of deed restrictions. Mr. Morris says that he has not filed a Deed Restriction Complaint against Mr. Redding; however, he may be forced to file a complaint.

Mr. Morris restated his desire for the board to rule in his favor and not act on the complaint filed by Mr. Redding. Jim re-iterated the position of the board, that being, the complaint is considered legitimate if the carport issue cannot be resolved between the two property owners, the board must act to enforce the deed restrictions.

Closed Session:

None.

Financial Report:

Chip presented a final budget for Fiscal Year Ending August 31, 2011. Fred made a motion to approve the budget; The motion was seconded and approved.

Chip reported the following bank balances as of end of July, 2010.

Account	Balance
THPOA - Regular Checking	\$20,155.61
THPOA - Special Assessment Checking	5,590.79
TOTAL	\$25,746.40

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

Old Business:

At the last board meeting Susan Ross gave verbal comment that a board member had violated deed restrictions with the construction of a parking alcove. The matter was reviewed and the board determined that the construction of a parking alcove did not violate deed restrictions.

New Business:

Jim brought to the board's attention a dead pine tree at the back of the Clubhouse property. Fred suggested that the dead tree problem be referred to Barry and the members concurred.

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

The Meeting was adjourned at 10:40 a. m. Next meeting is scheduled for September 11, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary