

**Twin Harbors Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**September 10, 2011**

**Directors Present:**

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

**Directors Absent:**

Jim Wyckoff

**Guests Present:**

Laurie Schultz, Office Manager

Bill Belcher and Pat Casey

**Fred Alderman, President, called the meeting to order** at 9:01 AM. Shana 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 August 13, 2011 board meeting, the motion was seconded and was approved.

**Correspondence:**

Robert reported the receipt of one complaint form for rubbish, junk and an abandoned or junk vehicle in a property owner's yard. A form letter will be mailed to the property owner.

**Open Forum:**

**Bill Belcher** appeared in Open Forum to discuss swimming pool security. Bill reports no security issues at the swimming pool during the past month.

**Closed Session:**

None

**Financial Report:**

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

Account	Balance
THPOA - Regular Checking	\$43,610.64
THPOA - Special Assessment Checking	203.89
TOTAL	\$43,705.98

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

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

**Old Business:**

Robert initiated a discussion of his conversation with a property owner who has a junk boat in our storage. The property owner agreed to have the boat removed; however, thirty (30) days have passed and no action has taken place. A demand letter will be mailed to the property owner.

Robert initiated a discussion of the sinkhole on Parkview. Letters have been mailed to the property owners and the letters were not answered. Robert then contacted the property owners by phone to discuss the sinkhole that has developed between the two culverts. After lengthy discussions with each property owner, neither property owner will undertake to resolve the situation and neither will share the expense necessary to repair the sinkhole. The board determined that a coupling was needed to connect the two culverts or one of the culverts should be removed. Jack was requested to contact CCC Blacktopping for a bid to remove a culvert. Robert will contact the property owner to inform the property owner the culvert will be removed.

Jack initiated a discussion of a continuing problem with a poor paving job on the cul-de-sac at the end of Lakefront Drive. The sewer company dug up portions of the cul-de-sac to install a sewer line for a home being constructed for Curtis Dickens at the end of Lakefront Drive. The paving company (Economy Paving), hired by the sewer company to repave the portion of the cul-de-sac that had been removed, did a poor job repaving and created a large sinkhole. Despite numerous calls to Economy Paving, the paving has not been repaired. Fred asked Jack to get an estimate from CCC Blacktopping to repair the paving. Fred said that he would talk to the sewer company board and to get the paving repaired. Fred will report on the repaving of the cul-de-sac on Lakefront Drive at the next board meeting.

Jack initiated a discussion of paving roads. Jack and Jim Wyckoff inspected Twin Harbor roads, identified the areas to be repaired, and contracted with CCC Blacktopping to repair portions of specific existing roads for a total amount of \$40,007.00. CCC Blacktopping is now in the process of repairing the roads as per the contract. Jack reported that he and Jim Wyckoff have requested bids from three paving companies; however, two of the companies chose not to submit bids; therefore, CCC Blacktopping became the only bidder. Pat Casey stated that it was his opinion paving funds would be better utilized and greater benefits realized through paving large continuous tracts of roads as opposed to patching or repairing small sections of road. Pat asked Jack if CCC Blacktopping counseled or told Jack that it would be best to pave large continuous tracts as opposed to patching or repairing small sections of road. Jack responded "no". Jack stated that CCC Blacktopping indicated that paving Sunset Drive with asphalt at this time would be a waste of money and the current plan of patching and repairing small sections is best. CCC Blacktopping said that topping Sunset Drive with an oil topping within a period of three months would be the best way for Sunset Drive.

A portion of Harbor Drive is to be repaired and Pat asked if the board would consider changing the plans for Harbor Drive. Pat indicated that it was his opinion that Harbor Drive should be paved over with asphalt as opposed to digging up the base and paving, because Harbor Drive has a good base and applying a one and one-half inch layer of asphalt would be adequate. Pat felt that CCC Blacktopping could pave six times as much road by just overlaying as opposed to digging up the base and paving. Jack responded that Harbor Drive does not contain a good base, as has been discovered by digging up the base. On some parts of Harbor Drive, asphalt was merely laid on top of the ground.

Jack reports that Harbor Drive has failed in numerous places. Pat said that some of Harbor Drive was topped with left-over asphalt a quarter inch thick from another paving job. This was for appearance only. Association records do not reveal an overlay for appearance only. Pat indicated that on Harbor Drive the Chip and Seal was not done properly and has failed. Despite evidence showing that the base has failed, Pat felt that it would have been better to just overlay the asphalt and not add a new base. Pat said that every road in our subdivision was failing because the roads are not being maintained. Jack responded that with limited funds and the need for patching, he feels the board made the correct decision.

Pat told the board that he was going to bring up the subject of road paving at the annual meeting. He feels that there is a fundamental difference between him and the board concerning the use of funds for road paving. He does not feel any patching should be done, instead all funds should be directed toward paving long continuous stretches of road.

Jim Wilder and Chip led a discussion of deeding the roads to the City of Onalaska. After a lengthy and protracted discussion concerning the ability of the Association to assess a Special Assessment for roads without owning the roads. Jim Wilder made a motion for the board to defer recommending to the property owners at the annual meeting the deeding of the roads to the City of Onalaska. The motion was seconded and approved.

Pat requested the board to consider asking interested property owners to interact with the Facilities Committee as it relates to the roads. Jack indicated that he was interested in such a move. It was agreed that this issue will be discussed at the annual meeting.

Chip initiated a discussion of new board meeting requirements and new annual meeting requirements mandated by the new laws and regulations passed by the 2011 Texas Legislature.

A board meeting agenda must be posted on the website and on our bulletin board at least seventy-two (72) hours prior to a board meeting. If a vote is to be taken on any issue at a board meeting, that issue must be on the posted agenda. If a closed or executive session is to be part of a board meeting, the session must be listed on the agenda, along with the specific issue to be discussed. After the issue is discussed in executive session, any vote must be taken in the open meeting. The issues discussed in the closed session must be summarized in the board minutes. No issues may be approved between meetings.

An annual meeting agenda must be posted on the website and on our bulletin board at least ten (10) days prior to an annual meeting. If a vote is to be taken on any issue at an annual meeting, that issue must be on the posted agenda. Any property owner may attend and vote on all issues at the annual meeting. Any property owner may serve on the board, provided the property owner has never been convicted of a felony. All votes, other than to approve the last year's minutes and the financial report, must be on written ballots and the ballots must be signed by the property owner to be valid. A property owner must be offered an opportunity to vote, via an absentee ballot, on all issues that will be addressed at the annual meeting. All voting at the annual meeting must be on ballots prepared by the Association for a specific property owner and the ballot must be signed by that property owner to be valid.

### **New Business:**

Chip initiated a discussion of the 8th Amended By Laws. It was decided to defer a vote on approval until the next board meeting. Chip requested that all board members continue their review of the new By Laws and send him their comments.

Terry L. Costlow, a property owner, reports his trailer was stolen from the Twin Harbor storage lot within the past two (2) weeks.

Robert reports that a home request has been received for the construction of new home on Parkview. The old building permit was used and will need to be resubmitted on the new building permit and the property owner must include a \$2,000 deposit. Plus the applicant must specify if a garage will be built.

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

The meeting was adjourned at 10:46 AM. Next meeting is scheduled for October 8, 2011.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary