



Twin Harbors Property Owners  
Association, Inc. 274 Valleyview Drive  
Onalaska, Texas 77360  
(936) 646-2242  
[Info@twinharborslakelivingston.com](mailto:Info@twinharborslakelivingston.com)

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.  
FEBRUARY MONTHLY REGULAR MEETING  
HELD AT 8:30 A. M., ON SATURDAY, FEBRUARY 11, 2023  
LOCATION: TWIN HARBOR PAVILION  
ONALASKA, TEXAS 77360**

**Board Members present:** Joseph Polizzi, Don LeRouax, Steve Eckert, Doug Lehr, John Danna, Bob Price, Teresa Parks. Sandra Jaynes absent.

**MEETING MINUTES**

1. **CALL TO ORDER: 8:30 a.m.:** Joseph Polizzi - President
  - Prayer
  - Pledge of Allegiance
  - Roll Call
2. **MEETING GUIDELINES:** Steve Eckert - Parliamentarian

The following guidelines will be followed during this meeting. Members who get out of line will be asked to leave. You may submit questions after the meeting by emailing them to [INFO@TWINHARBORSLAKELIVINGSTON.COM](mailto:INFO@TWINHARBORSLAKELIVINGSTON.COM) and placing "Meeting Question" in the subject line.

- Please silence all cell phones. Turn them off or set them to vibrate.
- Members have the right to speak and be heard, and be treated respectfully.
- Members wishing to address the board during the Public Forum must sign up. The Board has the option to respond or not at this time. The Board will not take action on the item at today's meeting.
- Members are limited to 3 minutes when speaking during the Public Forum or when making comments during the meeting.
- Members will address the Board or others in attendance calmly. Members will be cautioned if yelling or speaking over others in attendance. If the Member continues to be out of order, they will be asked to leave the meeting.
- Members should raise their hand if they wish to address the Board on a specific agenda item being discussed and wait to be recognized. The Board will decide if it will open the floor to discussion.



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### 3. **PRESIDENT'S CORNER** - Joseph Polizzi

- Recognition for Christmas Decorations volunteers  
Volunteers recognized and thanked.
- Green for Green update  
Collected: \$146 Joseph Polizzi; \$150 John Danna  
Joseph has more materials for recycling and will be collecting more from neighbors.
- Legal update  
Joseph summarized the Perry v THPOA lawsuit and said the details of the suit can be obtained online.
- Deed Restrictions Committee meeting – update  
Bob said we need a chairperson and the THPOA attorney will recommend modifications to the deed restriction documents.

### 4. **GUESTS AND GUEST SPEAKER** - Joseph Polizzi

- There are no guests, and no guest speakers scheduled for this meeting.

### 5. **UNFINISHED BUSINESS** - Joseph Polizzi

- Letters to be sent to property owners with overdue accounts – Doug Lehr  
One-half of Accounts Receivables consist of approximately \$30k in about 25 member accounts. Board will speak to the POA attorney sending letters to these delinquent members. The cost to send letters is approximately \$2k.
- Neighborhood Watch – letter to be posted stating POA isn't involved in this program – Joseph Polizzi  
Individuals may participate in a Neighborhood Watch independent of THPOA. The board posted a notice to this effect on the THPOA website.
- Chip Memorial – options for use of funds collected so far – Joseph Polizzi  
Three suggestions:
  - Current bench at Boat Ramp and add a large memorial at the pool.
  - Remodel and update the clubhouse and put up a sign.
  - Insulate barn and air condition part of it.Funds:
  - \$1,480 in the Chip Choate memorial fund.
  - Possibly add Green for Green funds (\$300).
  - Sell small storage shed to offset costs.



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- Facilities Committee to update on this topic later in the meeting. See attached report.
- Action Day for cleanup of office and storage spaces – Doug Lehr
  - Need to coordinate this event with the office repairs.
- Complaints Matrix on THPOA website – update – Teresa Parks/Bob Price - The Matrix is on hold as of this meeting.

#### 6. **PUBLIC FORUM** – Steve Eckert

Presentations are made by Twin Harbors property owners or a representative of a property owner. Public Forum allows property owners or their representatives to comment on agenda items and shall be limited to a maximum of three (3) minutes to make their remarks.

*In order to manage meeting duration, no member or representative may yield to another speaker.*

The maximum time allotted for Public Forum is thirty (30) minutes. The board will not discuss, deliberate, or take action on any item or topic not listed in the agenda, and reserves the right to move comments requesting action or deliberation to a future meeting agenda under UNFINISHED BUSINESS, NEW BUSINESS, or ACTION ITEMS, or captured as a separate agenda item.

Lastly, Board activities have nothing to do with social media sites such as Facebook (FB). The THPOA does not endorse any social media sites. The THPOA does not have an official social media site. The THPOA Board cannot control what others say on social media sites. Comments regarding the content on social media sites will not be allowed and will not be included in the meeting minutes.

- THPOA Member Jim Robertson:
  - Neighbors at the corner of Twin Harbors and Wildwood Harbor Circle have left furniture in the driveway. He has submitted a formal complaint.
  - There is a drainage problem with the ditch across the street from his house on Wildwood Harbor Circle where water in the ditch crosses the street in front of his house and runs down his driveway.



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## 7. CONSENT AGENDA ITEMS

- Meeting Minutes – Discuss and take action - THPOA Secretary Sandra was absent. This topic was covered by others.
  - December 2022 Regular monthly meeting minutes – Bob made a motion to approve and Theresa seconded. Passed with abstention from Doug.
  - January meeting minutes - Bob made a motion to approve and John seconded. Discussion: Doug recommended to table because Sandra was not present. Bob made a motion to table and Theresa seconded. The table motion passed.
- Financial Statements – Discuss and take action - THPOA Treasurer.  
January financial statements – Doug made a motion to approve and Bob seconded. Passed.
- Other financial items – Discuss and take action - THPOA Treasurer
  - Automatic debit payment update – Doug made a motion to approve and Theresa seconded. Passed.
  - Procedure for review and approval of automatic debit payments- Doug made a motion to approve and Teresa seconded. Passed.
  - Aging report for overdue accounts – Discussed earlier in this meeting.
  - Notification to property owners with overdue accounts - Discussed earlier in this meeting.
  - Update on Fire Marshall inspection for THPOA office.
    - The Fire Marshall said the office has a high fire load.
    - Exposed gas line is not up to code.
    - Plugs and switches should be replaced.
    - Have an electrician look at dedicated circuits.
    - Shelving is stacked too high.
  - Office repairs – discuss and take action.
    - Electrical repairs resulting from inspection – Three quotes:
      - a Contractor #1: \$2,500 cash.
      - b Contractor identified as “S”: \$2,800.
      - c Contractor identified as “B”: \$3,100.
    - Doug made a motion to approve “S” and John seconded. Passed.
    - Gas line and plumbing – Approve maximum of \$4,000. Doug made a motion to approve and Steve seconded. Passed.
    - Finish work on inside wall at new mini-split. Doug made a motion to approve \$860.00 and Bob seconded. Discussion: Includes repairing wall inside office closet. Passed.



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- Doug made a motion to approve a maximum of \$6,000 for the plumbing and wall repairs and Bob seconded. Passed.

**8. CORRESPONDENCE REVIEW:** Secretary, Sandra

- Correspondence summary – Sandra was absent. - John received a phone call from a THPOA member who owns lots on Whisperwood north of the Twin Harbors Dr. intersection. He said the property owner was upset that a metal house was built at the corner of Whisperwood and Twin Harbors Dr. and asked why a permit was given for a metal house.

**9. COMPLAINTS:** - Complaints Officer – Teresa Parks. Discuss and take action.

- Three vehicles and over ten people were at the boat ramp and docks with kayaks. They did not open the gate or cause a disturbance. The people were from a short-term rental. Bob made a motion to send a letter to the property owner and Doug seconded. Passed.
- Property owner who is remodeling has an expired permit and they did not get an extension. Bob made a motion to send a letter to the property owner and Doug seconded. Passed.
- There is rubbish and junk at lot 5-1-95. Bob moved to table until the property can be viewed by the board. Doug seconded. Passed.
- There is rubbish and junk at 259 Arrowhead. Bob moved to table until the property can be viewed by the board. Doug seconded. Passed.
- Furniture in driveway at Twin Harbors Dr. and Wildwood Harbor Circle visible from the street. Bob made a motion to send a letter to the property owner and Doug seconded. Passed.
- Brush and rubbish on a property on Creek Dr. Bob moved to table until the property can be viewed by the board. Doug seconded. Passed.
- Trailer violating the 20-ft setback and living in the trailer. Bob made a motion to send a letter to the property owner and Doug seconded. Passed. Bob made a motion to have the THPOA attorney send a cease-and-desist letter to the property owner followed by filing a restraining order. Doug seconded. Passed.
- Signs on trees, rubbish, trash, and an unauthorized out-building on a property. Bob made a motion to have the THPOA attorney send a letter to the property owner and Doug seconded. Passed.

**10. CLUBHOUSE AND POOL:** Steve Eckert

- 2023 Pool open/closing dates, hours of operation. Discuss and take action.



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- Open May 1 and close September 30. Steve made a motion to approve and John seconded. Passed.
- Hours of operation – 8AM to 8PM. Steve made a motion to approve and Doug seconded. Passed.
- Volunteer painting of the clubhouse and pavilion – discuss and take action. Steve made a motion to table and Doug seconded. Passed.
- Change of service date for pool service- Discuss and take action. Steve made a motion to approve and Doug seconded. Discussion – Board has latitude outside of meetings to adjust the cleaning dates. Passed.
- Reimbursement for opening and closing the pool – discuss and take action. Bob made a motion to allocate \$5 per night to pay a THPOA member to close the pool daily and Doug seconded. Discussion – Review in 60 days. Approved with Doug opposing.
- Update on handicap access of pavilion – discuss and take action. Steve made a motion to table this topic until the next meeting and Doug seconded. Passed.

**11. TRACTOR UPDATE:** Joseph Polizzi

- Discuss and take action as required. The tractor is doing well.

**12. ROADS UPDATE:** John Danna – Bob and Don met with Commissioner Dubose. County money has been approved. Dubose cannot commit to a schedule at this time. He was invited to come to a board meeting when he is able.

- Update on road map of county owned vs. subdivision owned. This will be done after meeting with Dubose.

**13. IT UPDATE:** Bob Price, IT/Security Officer

- Discuss and take action.
  - Constant Contact – new email for all board members and ARA members. Bob provided an update.
  - Credit card payments via website (AKA eBusiness). Doug made a motion to table. Don seconded. Approved with Bob and Joseph opposing.



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#### **14. FACILITIES MASTER PLAN UPDATE:** Doug Lehr, Treasurer

- Update- new items added to master plan. Doug said the plan is still being drafted and the board will present it soon.
- Facilities committee update.
  - Teresa Lehr presented the Facilities Committee update report. The report is attached to these minutes.
  - Doug made a motion to allocate \$200 to purchase paint for picnic tables at pavilion. Bob seconded. Approved.

#### **15. BULKHEAD EROSION:** Joseph Polizzi

- Need to fix soil erosion. Discuss and take action. John made a motion to table until May to allow the existing soil to settle. Doug seconded. Passed.

#### **16. ARCHITECTURAL REVIEW AUTHORITY (ARA) -** BB Brown, 1st Architect - ARA approved three permits and one extension.

- Board vote on fencing and silt screen language for THPOA Building Permit. Doug made a motion to accept ARA language and sent revised draft permit language to attorney for review. Doug seconded. Passed.
- ARA suggestions for Deed Restrictions update. Bob made a motion to table. Doug seconded. Passed.

#### **17. COMMITTEE UPDATES**

- Deed Restrictions - Bob made a motion to table. Doug seconded. Discussion: Remove from future agendas until the committee has a chair and is active. Passed.
- Welcome – Sandra was absent.
- IT - Bob made a motion to remove from future agendas. Doug seconded. Passed.
- Garage Sale – Collection on hold until clean up of buildings. Doug will work with the committee.
- Christmas decorations – Acknowledged committee. Doug made a motion to remove from future agendas. Steve seconded. Passed.
- Facilities Committee – See item 14 - Facilities Master Plan Update above.



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18. **NEW BUSINESS** - Verbal summary by Secretary. Sandra absent – No new business.
19. **SUMMARIZE ACTION ITEMS** - Verbal summary by Secretary. Sandra absent - Summarized by others:
  - Suggestion to post videos of meetings on the THPOA website made by Curtis Dickens.
  - Recommendation to take action to reduce the movement of sediments in ditches and streams made by BB Brown.
  - Correct ditch problems on Wildwood Harbor Circle near the Robertson's home.
20. **ADJOURN** - Bob made a motion to adjourn. Doug seconded. Passed.

## THPOA FACILITIES COMMITTEE REPORT

FEBRUARY 11, 2023

By Theresa Lehr- Chairperson

1. Facilities Meeting was held on February 6, 2023. Minutes were submitted to board.
2. Entrance #2 sign: Sign will be power washed, re-stained and lettering will be repainted by volunteers. We have some leftover stain, but 3 additional gallons and spray paint for lettering have been purchased.
3. Entrance #3 sign: Investigated possibility of repositioning sign due to westerly sun causing damage. Except for SHECO, all utility companies have marked utility locations around sign. The sign has underground conduit for power for Christmas decorations, which then runs up south 4X4 post. The sign also has the city Arrowhead street sign secured in cement with the northern Twin Harbor 4X4 post. Due to the cost of having an electrician disconnect, then reconnect power, the limited space available to rotate sign, and the relative excellent condition of the sign, we recommend only power washing the sign and replacing the decorative tree decals.
4. Boat ramp bulkhead: Ronnie Vincent of Vincent Construction who built the new bulkhead states depression areas behind bulkhead are due to settling of soil, not due to loss of soil. Bulkhead is in great shape. Vincent suggests waiting until March or April to backfill areas. There may be enough soil nearby to simply regrade the area and not have to purchase a sandy type soil.

*Benah*

5. Tree by Chip's ~~Chair~~ at boat ramp: Larry Parks agreed to look at trees in the spring to see if trees are alive and can be saved.
6. Signage:
  - a. New pool signs will be ordered and installed before May 1<sup>st</sup> pool opening. Donation of \$300 has been offered for pool signs. Signs will be customized by a sign company in Livingston rather than using an online pool sign company, so signs are accurate for our pool usage.
  - b. Need signs at clubhouse gate entrance
  - c. Need signs at boat ramp
7. Clubhouse Parking lot gate: auto-close in need of repair. Oz to provide quote.
8. Picnic tables: Don LeRoux and Jon Nelson replaced C-channel legs on 2 tables. They will sand and paint C-channel legs on other 4 picnic table this week. Facilities committee to paint table tops before May 1. Need funding approval for paint.
9. Pavilion <sup>*Chip*</sup>ceiling: Needs power-washing and paint. Need funds for paint.
10. Brainstorming session: Various repairs and new projects discussed.
11. Mailbox awning: is this something the POA membership is interested in? Perhaps can get feedback from Survey Monkey?

12. Information box at Clubhouse gate for placement of Board, ARA and other committee agendas and other important information.
13. Facilities met with Doug Lehr to begin formation of a Master Plan to keep up with repairs and new projects.