

**Twin Harbors Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**January 8, 2011**

**Directors Present:**

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

**Directors Absent:**

Robert Zbranek

**Guests Present:**

Laurie Schultz, Office Manager

Dwayne Daussin for Open Forum.

**Fred Alderman, President, called the meeting to order** at 9:11 a. m. Jim Wilder made a motion to approve the agenda, the motion was seconded and was approved. Shana made a motion to approve the minutes for the November 13th board meeting, the motion was seconded and was approved.

**Correspondence:**

The board acknowledged a letter received from Mr. Tom Janukowski stating that he was paying his Special Assessment fees under protest. The board deemed that further action was not necessary at this time.

The board acknowledged a letter from Mr. Rene Daussin dated January 3, 2011, stating that he has resigned as a member of the THPOA and is; therefore, no longer a member of the Property Owners Association. The board requested Chip to contact Association attorney, Travis Kitchen's ,to prepare a letter to be sent to Rene Daussin addressing the assertion or claim that Rene Daussin can resign as a member of THPOA. The letter to Rene will be signed by Fred Alderman, President and sent by registered mail.

The board acknowledged a letter from Mr. Rene Daussin dated January 13, 2011 stating that he is enclosing check #1941 in the amount of \$7,500.00 which Rene states is his portion of the judgment granted the THPOA for its attorney's fees incurred in prosecuting the lawsuit against Rene Daussin, Bonnie Daussin and Jim Radloff. The \$15,000 THPOA court awarded judgment does not specify individual responsibility; therefore, the board is of the opinion that each is jointly and severally responsible for the entire \$15,000. The board requested Chip to forward the check to Association attorney, Travis Kitchens petitioning Travis to return the check to Rene and initiate a formal collection initiative.

**Open Forum:**

**Dwayne Daussin** attended the Open Form to request that the board authorize payment of \$9,000 awarded by him by Judge Trapp. Fred made a motion to pay \$9,000 to Dwayne Daussin. The motion was seconded and approved. A check was prepared and given to Dwayne Daussin.

**Closed Session:**

None.

**Financial Report:**

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

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$63,921.56
THPOA - Special Assessment Checking	7,566.30
<b>TOTAL</b>	<b>\$71,487.86</b>

A listing of checks paid in the month of December 2010 was reviewed and specific items were discussed.

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

### **Old Business:**

The board approved four new members of the Deed Restrictions Committee, two board members and two non-board members. Members of the Deed Restrictions Committee include the following board members: Fred Alderman, Jack Cumpton, Shana Derouen, and Robert Zbranek, and the following non-board members: Bill Belcher, Pat Casey, Gerald Derouen and Don Uptegraph. The first meeting of the Deed Restrictions Committee is scheduled for Saturday January 22, 2011 at 9:00 a. m. at the clubhouse.

Joseph presented a revised draft of a new complaint form for review and discussion. The revised form was approved for use by the Association.

Joseph presented a draft of the new form that will be sent to the property owner after the Association has reviewed the complaint and ascertained that a deed restriction has occurred. Several modifications to the new form were approved and Joseph was requested to make the changes and present the revised form at the next board meeting.

Joseph reported on his investigation of the maturing General Liability Insurance Policy for THPOA. Jim has located an insurance company that is licensed to write insurance in Texas with a premium slightly less than last year's premium. The board requested Joseph to prepare and submit an application.

### **New Business:**

Special Assessment Billings Statement were mailed at the first of January and income has already started to be received.

Jim Wilder initiated a discussion of Twin Harbor roads. Jim Wilder and Robert met with the mayor of Onalaska and Polk County Commissioner Ronnie Vinson to investigate having Polk County resume responsibility for Twin Harbor roads. THPOA must give ownership of the roads in Twin Harbors to the City of Onalaska. Twin Harbors will then petition Polk County to pave certain specified roadways within Twin Harbors. Twin Harbors will provide funds to the City of Onalaska to pay 100% of the cost of materials and Polk County will provide equipment and labor to pave the specified roadways.

Board members were asked to email Laurie with any agenda items. Jim Wilder requested a Preliminary Agenda be provided to Board Members approximately a week before the board meeting.

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

The meeting was adjourned at 10:42 a. m. Next meeting is scheduled for February 12, 2011.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary