



**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
**January 28th, 2023 - 10:00 a.m.**  
Granite Shoals Fire Department

1. ESTABLISHMENT OF QUORUM
2. READING AND APPROVAL OF PREVIOUS BOARD MEETING MINUTES
3. FINANCIAL REPORT OF THE TREASURER
4. COMMITTEE REPORTS:
  - A. WATERWAYS COMMITTEE
    - 1) 2023 TREATMENT PLAN
    - 2) DISCUSS NEW BUOYS
  - B. ARCHITECTURAL REVIEW COMMITTEE
  - C. BY-LAWS COMMITTEE
    - 1) PROPOSED AMENDMENTS TO BY-LAWS
  - D. VIOLATIONS COMMITTEE
5. UNFINISHED BUSINESS
6. NEW BUSINESS
  - 1) DARK SKY DISCUSSION
  - 2) MEMBER SUGGESTIONS
7. ADJOURN
8. EXECUTIVE SESSION  
Budget, Violations

**AGENDA with Meeting Notes as of 3/11/23**  
**BOARD OF DIRECTORS MEETING**  
**January 28th, 2023 - 10:00 a.m.**  
Granite Shoals Fire Department

1. ESTABLISHMENT OF QUORUM
2. READING AND APPROVAL OF PREVIOUS BOARD MEETING MINUTES  
Stephen Webb: A reminder that members can go to the website to read the meeting minutes.
3. FINANCIAL REPORT OF THE TREASURER

Thanks to Randee who agreed to take on the Treasurer role.

A. 2023 BUDGET OUTLOOK - P&L, Happy to answer balance sheet questions.

- Expenses through June 2023 projected at \$17,184 with income (including special assessment) of \$23,383 leaves \$6,199 remaining cash June 2023. Special assessments for waterway included and waterway expenses per quarter \$10K.
- Total income July 2022 - Jan. 2023+- of \$12,721, the current balance is \$26,357. Fiscal year, July 1st through January 26th.
- Question - Some of us paid extra during the special assessment, how much is there? \$4,065
- Question - What is the expected cash remaining June 2023? \$6350.

4. COMMITTEE REPORTS:

A. WATERWAYS COMMITTEE

1) 2023 TREATMENT PLAN - Brad has taken over managing Clearwater.

Brads notes:

- Canal treatment started a year ago. Brad went through every canal up and down. There is a vast difference in the quality of the canals. Mainly the two longer canals are in great shape. The short, wider canal has been a problem area, and it has modified how we are treating it. Last year, we had an extra treatment in that canal because the weeds returned so severely.
- We plan to employ Clearwater in late winter and spring before the summer season. Treatments during the summer are a challenge because it's too hot and previous herbicide impacted our grass watering. We are looking at a new granular herbicide to avoid that problem and hit it hard with 2 treatments by late spring. That will be the end our current maintenance agreement, however we plan to negotiate a new agreement for continued maintenance. Brad recommend continuing to go with Clearwater.
- Question about muck blocks. Yes, they have been putting in muck blocks. The following two trips will be herbicide.
- Future? What can we do as a community to keep our costs down as a group? Muck blocks killed the algae blooms.
- We could buy muck blocks and put them in 10 months out of the year as a group. For individuals, we could use rakes to pull up the remaining weeds - especially during the winter. The best time of the year is to do it during the winter when they are dormant. During the summer, it is like spreading seeds.

2) DISCUSS NEW BUOYS

- Randee called the Boat Doctor in Kingsland, but they were out of budget. We still don't have a good solution. We have one spare buoy to set in our waterways.

B. ARCHITECTURAL REVIEW COMMITTEE

- No applications at this time
- We have added new volunteers to the architectural committee.
- Tomm is working to revise / simplify the AR application form.

- We have a requirement that if you're going to build and we will come and look, then you need to have survey markers out so we aren't guessing.

C. BY-LAWS COMMITTEE

Bylaws were amended at the 2022 annual meeting, and Randee submitted them and got them filed. The approved dues amendment had an error, and it wasn't included. The Bylaws have been corrected and resubmitted to the county and Texas Realtors Commission and will be posted on our website.

1) PROPOSED AMENDMENTS TO BY-LAWS

D. VIOLATIONS COMMITTEE

Six violation letters in the process of mailing: 2023-1, 2023-3, 2023-4-2<sup>nd</sup> notice, 2023-5, 2022-3, Closed 2023-2

5. UNFINISHED BUSINESS

Trash Pickup - We are sending out a survey. Please respond.

5F is a possibility A member (Barbara Tomison recommended RTS Speciality Services)

6. NEW BUSINESS

1) DARK SKY DISCUSSION

- Barbara has done a report and proposed that Twin Isles try to convert to a dark sky community. It would preserve neighbors' rights against light trespass. It would preserve our night sky for viewing and outdoor enjoyment, and it's good for the wildlife.
- As proposed, this would take an amendment to the bylaws. Those amendments would bind the homeowners to the rules.
- We need to do more work as a Board if or how this would be sent to the members for approval. We will also consider what might be done as a community to volunteer some positive steps for Dark Sky yet without the Bylaw process.

2) Front Entrance

- Is it possible to get a turn lane? We know it's dangerous. TXDOT has said there aren't enough accidents to make it a priority. We will try again to meet with County officials and push for improvement.
- Possible ideas for beautification of the front entrance have previously been discussed. We need a project leader to make this happen. We have a limited budget but some volunteer work may be donated and fundraising ideas such as memorial options should be explored.

7. ADJOURN

8. EXECUTIVE SESSION - Violations & Budget

