



QUARTERLY BOARD MEETING DECEMBER 5, 2020 @ 10:00 AM (via Zoom)

Board Members Present: Susan Beck, Ray Hendren, David Kassabian, Jill Respass, Terri Enloe, and approximately 14 other community members via phone and computer.

Call to Order: 10:17 AM by Ray Hendren, noting quorum of the Board to conduct business.

Approval of Minutes: The reading of the minutes dispensed since they were approved via email by board members.

Financial Report:

Johnny Lacy reports that all community members have paid their dues except for one overdue fine from a member. A resolution was made to appoint Terri Enloe to the treasurer's position. Signing authority will be done at Prosperity Bank as soon as possible. Motion seconded and approved unanimously.

No changes in the Annual POA Budget for Twin Isles, reported by Ray Hendren.

Committee Reports:

Channel Sustainability: Quite a bit of progress has been made by the committee members, who have a great deal of land and geological knowledge. We have approximately 5.5 acres of waterways to address. David reports they are looking at a 3-prong approach:

1. Stop debris falling into the channel as much as possible. We have a major problem area where granite gravel is draining into one of the arms of the long and skinny channel, near Stephen Webb's property. The other area where erosion and debris is entering the channel is at the Milley property located at the end of the big and fat channel. LCRA has been contacted to help investigate and make recommendations.
2. Committee members are also speaking to experts with dredging expertise.
3. We are investigating the use of biological pellets that dissolve leaves and other organic and decomposed matter; Rick Hodges will be taking samples of the bio-matter in all the channels in December/January.

Committee will try to meet again in January. Johnny Lacy mentioned that the pellets were not especially effective when only one property owner uses the pellets.

Twin Isles Road and Waterway Safety:

Terri Enloe and Johnny Lacy are working with Jim Luther to repair and repaint the stripes and buttons on 136B before Christmas.

Bylaws/Plats/Elections/Fiduciary:

Jill Respass is setting up a new committee which includes volunteers: Rande Russell, Deborah Allard, and CJ Payne to review any bylaw conflicts with the Texas codes. Darlene Lacy has done research on plats and ensuring that dues remain intact for the number of plats. The Annual POA election will be held in July for new officers. Draft of the fiduciary statement is under review and feedback was given by one community member.

David Kassabian voiced concern that prior fifty years, we were able to have confidence in our voting method, but the 2019 election cost the POA more than \$1,200. Anonymity was a previous concern, however, any method of voting has some level of potential vote tampering. The committee notes that the cost of 2019 online voting (\$620) plus postage sending paper documents (\$600) was excessive.

Old and New Business:

Ray spoke with Scott Milley regarding the unfinished construction at the boat dock on his property. They cannot get their boat into the boat slip, however, they plan to finish construction and mow the yard.

It was reported that there is an undrivable motorhome parked in a lot on CR 136A.

David Kassabian notes that there are a number of homes with lot improvements throughout the neighborhood. Ray will reach out to Jeff Covington to get him a copy of the architectural review request for any new construction on the lot. When Kym Ledford's manufactured home was brought into the subdivision, the construction company cut tree limbs and left the large branches on the opposite side of the CR 136B.

Member Communications:

LCRA does not plan to draw-down Lake LBJ in 2021. The biodegrading pellets may be a viable option since the next draw-down will not be until 2022. Many are interested in the case studies from other communities.

Brian Cartee was responsible for making repairs on the entry fence in the front of the community mentioned by Ray Hendren.

Question posted from the community regarding the status of the Registered Sex Offender residing in the community. You can search public records to find Registered Sex Offenders in any county. The Board cannot take an official position on this matter

and is not responsible for the communications to property owners, however, the Board will take action if a valid petition and amendment is submitted.

The next Quarterly Board of Directors meeting is proposed for February 13, 2021 at 10:00 am, via Zoom.

Adjournment at 10:59 AM