

Twin Isles Property Owners Association

Agenda/Minutes

		DATE/TIME/LOCATION OF MEETING: 02/11/2017 9:00 AM/305 CR 136C (Allards)
OFFICERS: President: David Callahan SECRETARY: Darlene Lacy Treasure: C J Payne	MEMBERS: David Callahan (P), Darlene Lacy (P), C J Payne (P), Ray Hendren (P), Deborah Allard (P), Ed Talley (P), David Kassabian (AE) GUESTS: Mark & Joy Schultz – Seeking clarification on short term rentals	A = Absent without Notice, AE = Absent with Notice (excused), P = Present
ATTACHMENTS: None	ATTACHMENT LIST: None	

Call to Order	David Callahan		
Approval of Meeting Minutes	11/5/16 Meeting – Minutes approved		
Agenda	Key Points	Actions	Due Date and Person Responsible
Standing Reports:			
1. Secretary Report		Minutes from last meeting approved.	Darlene Lacy
2. Treasurer Report		Treasurer report approved	C J Payne
Unfinished Business:			
1. Short Term Rentals Policy	1.Twin Isles POA Bylaws state “a single family dwelling”. If there are properties being rented out for short term rentals, the properties should be identified and POA Bylaws should be enforced. Maybe should read: Twin Isles is “a single family	1. Research what bylaws indicate about short term rentals and a meeting with David Kassibian will be scheduled with Ray Hendren, Ed Talley, Mark and Joy Schultz concerning clarification of bylaws addressing short term rentals.	Ed Talley, Ray Hendren, David Kassibian

	<p>dwelling” neighborhood and our by-laws though do not state anything specifically, against short term or vacation rentals, the Texas property code whose jurisdiction we fall under, define vacation rentals as less than one month, so that must be our policy.</p> <p>Since there had been no known enforcement of this policy in the past, Mark and Joy asked if the board would continue to look the other way.</p>	<p>Board did not feel this was a major problem in the past, apparently owners who were doing this, when informed of the violation ceased to rent out their property. The board would continue in this manner.</p> <p>Ed wanted to review this issue with David K. and along with Ray are to discuss the issue and report back to the board so this item was tabled for next meeting.</p>	
<p>2. Lot A – 520 CR 136A Some building material has been removed as well as pickup without current date of registration. However, there continues to be building material behind the fenced area and lot continues to be used as a construction business. Metal and other building material taken from lot and moved to other locations via pickups and trailers.</p> <p>3. Lot 86 continues to be in violation.</p>	<p>2. Construction material and supplies are transported by pickups and trailers from Lot A which indicates a construction business continues to operate from the lot.</p> <p>3. Debris/trash being brought in from outside subdivision and burned on lot 86.</p>	<p>2. Motion made to stop fines until April 1, 2017 to provide time to clean Lot A of items considered to be in non-compliance with POA Bylaws, Covenants and Restrictions. If Lot A is not in compliance with POA by April 1, 2017, fines will be re-instated.</p> <p>Motion passed with 5 voting for and 1 abstaining</p> <p>4. Violation has been corrected. No further action needed.</p>	<p>Darlene Lacy</p> <p>C J Payne</p>

<p>Second notice sent to owner and renter.</p> <p>4. Are plans submitted over a year ago for Lot A still be in effect or should owner be asked to re-submit plans for a single family dwelling?</p>	<p>3. It was reported that in addition to fence being installed that much of the debris had been moved out.</p> <p>4.Question – Does it matter that the plans were not submitted by the property owner? This was not discussed.</p>	<p>4.It was determined that the plans submitted do not expire.</p>	<p>Darlene Lacy</p>
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New Business:

<p>1. Recruitment for new board members</p>	<p>1. Need to get the word out for POA members that are interested in being a board member to let the current board know so a ballot can be started to present to the annual meeting. There is a need for 2-3 new members for the board</p>	<p>1.Ways to recruit new board members:</p> <ul style="list-style-type: none"> - mass email - Twin Isles Facebook page - Word of Mouth - Visiting with neighbors <p>2.Board members agreed that a face to face meeting with old and new board members would be beneficial to</p>	<p>Board Members</p>
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		incoming board members.	
2. Lot 125	<p>2. Complaint that though the road side of Lot 125 is well taken care of, the canal side for some time has over grown weeds – photos were produced to show the offence.</p> <p>2. After the meeting, it was noted that the tall grass around the jet ski ramp on Lot 125 had been cleaned.</p>	<p>2. Deborah volunteered to send a letter addressing the growth of weeds/grass on and around the jet ski and jet ski ramp.</p> <p>First violation letter not sent.</p>	Deborah Allard & Darlene Lacy
3. Hiring a management company to management POA violations, sending letters, etc.	3. Board member brought up advantages to having a management company as a go between the board and owners to collect assessments, send violation letters and collect fines and communicate to owner via a web site they would maintain.	3. Board determined there were no property management companies in area that do this type of management and the one estimate gathered was between \$4 to \$8 per lot per month so it decided the POA could not afford to hire a management company.	Board
4. Discussion of communication - mass email outs; who is responsible and how should we use - Website changes - Facebook page purpose, how should we use	Question to the board as to changes or improvements to the ways we communicate to POA members.	The Twin Isles logo is to be added to the face book page. Deborah asked for missing documents that needed to be posted and what changes she would try to make to improve the look of the web site.	Deborah - Board
5. Lots 81, 82, and north half of 83	5. This property owner is currently living in the house located on Lots 75 and 76. However, the owner also owns lots 81, 82 and north half of 83. It is these lots that are in violation of the POA covenants and restrictions. The owner has had letters of violation in the past and made some progress to clean the property but progress has halted.	5. Re-instate letter of violation for Lots 81, 82, and north half of 83.	Darlene Lacy

6. Lot K	2. Lot K in violation and needs attention by owners to clean up and address violation(s).	6. Letter of violation to be sent to owners of Lot K	Ray Hendren
7. Annual Meeting	Tentatively scheduled July 8, 2017		
8.			
9.			
10.			
11.			
Adjournment	12:15 PM		
Next Meeting	May 13, 2017[?]		
Name of Meeting Secretary	Darlene Lacy		