



**QUARTERLY BOARD MEETING**  
**February 13, 2021 @ 10:00 AM (via Zoom)**

**Board Members Present:** Susan Beck, Ray Hendren, David Kassabian, Jill Respass, Terri Enloe, and approximately 11 other community members via phone and computer.

**Call to Order:** 10:05 AM by Ray Hendren, noting quorum of the Board to conduct business.

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

**Financial Report:** See attachment #1. We have only one outstanding account, an overdue fine. No changes in the Annual POA Budget for Twin Isles, reported by Ray Hendren.

**Committee Reports:**

**Channel Sustainability:**

David Kassabian, chair, reports investigative work is in progress by the committee. Larry Merkel took measurements in the long and skinny canals, which was informative. David spoke with Rick Hodges. His company recommends the use of biological pellets and sampling the “muck” in all canals.

The committee needs to determine what is biological sediment versus what is solid matter. The objective is to clean up the canals, create more depth in the middle of the canals, and identify how to resolve the shallow areas at the openings of both canals to remove solids. Robert McClain commented that he has also researched the pellets. Rick Hodges explained that measurements must be taken prior to using the pellets to ensure accurate analysis can be done. Discussion of the impact of zebra mussels and their biological impact because they are sited in Lake LBJ.

**Bylaws/Plats/Elections/Fiduciary:**

Jill Respass, chair, reports that the committee met and reviewed the documents that impact our bylaws, discussed plats, and upcoming elections.

**Bylaws:** The catch-all Twin Isles Bylaw, Section 5.19, respects all Federal, State, Local laws before POA bylaws. It is inherent that those will supersede any out of date bylaw. It would be a perpetual struggle to keep up with changes in State, Federal and Local codes and constantly update bylaws.

Plats: The committee discussed how many of our residents own more than one lot. The first lot is charged an assessment of \$80 per annum and \$40 for each subsequent lot. There is a \$20 for any partial lot owned by a member. More than 40% property owners have more than one lot. The committee recommends using the original 1968 plot map and to continue to use assessments for first, second, third, subsequent and partial lots. The revenue from POA annual dues would be reduced by almost half if we allowed lots to be combined. Darlene Lacy has found language to this effect, which will be included as an attachment to these minutes.

Election: Target date for **POA Annual Meeting is Saturday, July 10th**. We will send an email out to all members to collect nominations. Within 20-40 days of July 10th, we can provide notice for the meeting and send out ballots. The committee recommends using paper ballots with a control number, making it anonymous to the person(s) counting.

Discussion of the cost of the 2020 election. Financial records show that the online system plus USPS mailing amounted to over \$1,200 (\$620 online and \$600+ USPS cost). Mailing paper ballots is required within our POA by-laws. Robert McLain noted that voting participation last year was nearly 80%. A number of members complained about the difficulty of using online voting. Question by Teri McClain if the board will remain at five members or go back to seven members.

### **Old and New Business:**

No unfinished business to discuss.

New Business: There is concern that there are several areas in our community where road and gravel sediment is creating run-off and draining into each canal. Teri McLain cites that when it rains, the Dunagan and Kimmel properties have significant run-off through troughs that are running into the long and skinny canal. Harold Daniel also commented that the six inch drainage pipe is draining onto the concrete pad and into the canal. No filtration is noticed.

Jill Respass **made the motion to ask the Channel Sustainability to evaluate the areas of concern** (properties near Stephen Webb, Kimmel/Dunagan, Milley, Covington) and to request that property owner's finish construction of boat docks to mitigate sediment run-off into the channel. Tom Patterson also notes issues with run-off near his property on 136B. Johnny Lacy notes that the roads and rain are natural occurrences.

Ray Hendren notes construction issues that can be deemed violations. Brad Kimmel notes that there has always been some drainage flowing on 136B, however, it isn't one homeowner's fault. LCRA has been out to our streets and recommends that property owners try to mitigate run-off into the channels. David Allard commented that the Channel Committee will evaluate the water depth and muck depth, entire system, graphically what we might want to dredge. Where is runoff coming from?

**David Allard seconded the motion. Unanimously passed by the POA Board.**

**Member Communications:**

Next Twin Isles Quarterly Board meeting will be May 1st at 10:00 AM.

Teri McLain would like to address safety of traveling the road 136B at night. There are very bright flood lights on the Enloe property. The lights are on from dusk to dawn and pointing into the roadway. Terri Enloe responded that the installation was done in the day time and the installer will be back to adjust the lights.

**Adjournment at 11:12 AM**

Attachment #1:

**See Financial Statement for 1/31/2021**

Attachment #2:

**Text below taken from POA Bylaws in and around the Kingsland area regarding re-plats and multiple lots:**

Section 6.03 Multiple Lots. Where multiple lots are combined into one lot by re-platting for residential purposes, the annual assessment and special assessments for the new re-platted lot(s) shall be equal to the number of lots per the City of Lago Vista property records after the re-platting is complete. Where one or more lots are re-platted for residential purposes into a number of new lots that exceed the number of lots re-platted, the annual assessment and special assessments for the new re-platted lots shall be equal to the number of lots per the City of Lago Vista property records after the re-platting is complete. The change in the billable lot count for assessment and special assessment purposes will be effective on December 31st of the year that the re-platting is completed and approved by the City of Lago Vista. 5 Billable lot counts for assessment and special assessment purposes for multiple lots re-platted into one or more lots for commercial or other non-residential purposes shall be determined by the Board at the time they are re-platted. The Board may, but has no obligation to, reduce the billable lot count for lots re-platted for commercial or other non-residential purposes below the number of lots combined. (this section appears as amended effective October 19, 2016.)

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In cases where an Owner owns two or more contiguous Lots and wants to combine multiple Lots into a single Lot, the Owners must receive written consent from the Property Owners Association. The combining of Lots does not and will not eliminate an Owner's obligations to pay current and future per Lot assessments and/or per Lot maintenance fees based on the number of lots as originally platted and this obligation must be disclosed to any and all future buyers.

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Resubdivision of Property: No Lot may be split, divided, or subdivided for sale, resale, gift, transfer or otherwise without the prior written approval of the Property Owners Association. Notwithstanding the foregoing, nothing herein shall prevent Declarant or the Owners of any Lots from combining two or more Lots into one Lot for construction of a single Residence thereon; provided, however, that such combined Lot may not be subdivided thereafter; and provided further, that the Owner of the Residence on such Lot shall be responsible for annual and special assessments based upon the number of Lots combined into one Lot.

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The fees shall apply to each Lot as shown on the original recorded plat of the Subdivision, and each building site which is established within a larger tract in the Subdivision either by conveyance of an individual building site out of the larger tract or by completion of a dwelling house within the larger tract. The fee is due and payable for Lots as shown on original plats of the Subdivision.