

BOARD MINUTES
SPECIAL MEETING
FEBRUARY 26, 2020

Board Members Present: Annette Long, Vice President; Betsy Watson, Secretary; Olie Buchanan; Karen Oustad

Property Owners Present: Dee Oustad, Johnny Lacey, Pat Richardson, Tomm Patterson

Meeting called to order at 10:00am.

OLD BUSINESS

Neighborhood Cleanup. Neighbors Helping Neighbors: Residents of Twin Isles continue to volunteer their time and effort to help our neighbors clean their properties. So far, nine (9) properties and two (2) general areas have been cleaned up:

1. 302 CR 136C
2. 616 Live Oak Rd
3. 221 CR 136C (channel)
4. 725 CR 136B
5. 535 CR 136A
6. 605 CR 136B
7. 210 CR 136C
8. 330 CR 136C
9. 100 Highline Cutoff
10. CR 136B roadway, including debris that had accumulated along the sides of the road
11. Twin Isles boat ramp area, which had become littered with old tires, logs, assorted debris and excess vegetation

So far, eleven volunteers have contributed their time and effort to assist their neighbors and our community in this neighborhood beautification project:

Karen Oustad (Board member)
Dee Oustad
Olie Buchanan (Board member)
Jay Buchanan
Annette Long (Board member)
Betsy Watson (Board member)
Terri McClain
Robert McClain
Brad Wilson
Bob Jones
Christine Jones

More volunteers are coming forward and cleanup efforts are ongoing. Special thanks and recognition must be extended to **Karen and Dee Oustad** who allowed the MANY truckloads of collected vegetation to be deposited on their land across from the Twin Isles subdivision where it can be burned.

KMUD will sponsor another heavy item disposal in April, possibly the 16th from 8:00 am to noon. Another announcement will be made to the membership after the next Board meeting in March.

Olie Buchanan has made contact with G&C Scrapping, which is a metal removal company owned by Chad Strawn. He will haul away old vehicles, trailers, patio furniture, BBQ pits, appliances, etc. Olie is arranging a date when he can bring a big truck to the subdivision so all Twin Isles residents will know in advance when to put their metal items at the curb where they will be picked up at no charge.

In years past, the POA has arranged for a dumpster to be made available to residents who need to dispose of large items like furniture. It was suggested that May might be an appropriate time period to provide this additional service to our members.

Bylaws Review: At every single meeting of the Board since September 2019, there has been discussion of reading the bylaws to ensure everyone is on the same page. For one reason or another, the bylaws discussion has been delayed repeatedly. Concern was expressed that the State of Texas legislature meets every two years, and sometimes passes laws that affect POA's, but our bylaws have not been updated accordingly. It appears that the last full review happened seven years ago. Last year, an attorney by the name of Steve Hurst was hired at a cost of \$700 for which he provided two (2) hours of consultation. Betsy Watson met with him and confirmed that the two hours was used reviewing the bylaws which were being voted upon at the annual meeting.

Going forward, it seems that a more comprehensive review is long overdue, but it is not clear what process must be followed when and if modifications are needed. For example, if the State Legislature passes a new law affecting our POA, does the membership need to vote for that change in law to be adopted, since presumably there is no option to vote against a State mandated change? Legal guidance is needed to answer this and other similar questions that undoubtedly will arise as the review progresses. Attention needs to be paid to the cost involved in a comprehensive review and we probably need to consult several different attorneys to get cost estimates.

It is essential that the entire membership become involved in the review process, and be allowed to vote on required changes. Communication is key to keeping the membership informed as discussion occurs so they can contribute their ideas on an *ongoing* basis. Members should not be expected to vote on changes about which they have been given only minimal information. To accomplish that objective, it was suggested again that the Board should have regular meetings each and every month, as well as special meetings that could be called if necessary, for the exclusive purpose of discussing bylaws. Minutes of all meetings could serve to keep the membership informed and involved.

NEW BUSINESS

The next regular meeting of the Board needs to be scheduled. It was decided that the last weekend of March should be targeted so that those members who visit weekends are able to attend.

ADJOURNED 10:45 AM