

Agenda/**Minutes**

		<b>DATE/TIME/LOCATION OF MEETING:</b> 1-13-2018/ 9:30 AM/ Granite Shoals Fire Department	
<b>OFFICERS:</b> <b>President:</b> Ed Talley <b>Secretary:</b> Darlene Lacy <b>Treasure:</b> C J Payne		<b>MEMBERS:</b> Ed Talley, Darlene Lacy, C J Payne, Jill Respass, David Kassabian, April Klukas, Teri McClain  <b>GUESTS:</b> Lloyd Larson (Northland Communications) Linnie & Alice Gilroy A = Absent without Notice, AE = Absent with Notice (excused), P = Present	
<b>ATTACHMENTS:</b> 1 (one)		<b>ATTACHMENT LIST:</b> 1. Notes regarding Mr. Lloyd's report concerning Northland Communication Services	

<b>Call to Order</b>	Ed Talley		
<b>Approval of Meeting Minutes</b>	Minutes from 10-7-2017 minutes approved electronically 10-12-17		
<b>Agenda</b>	<b>Key Points</b>	<b>Actions</b>	<b>Due Date and Person Responsible</b>
<b>Standing Reports:</b>			
1. Secretary Report	Minutes from last meeting were electronically approved 10-12-17	none	Darlene Lacy
2. Treasurer Report	Copy of Treasurer report provided to the Board	Motion to accept the treasury report made by David Kassabian and a second made by April Klukas.	C J Payne
<b>Unfinished Business:</b>			
1. Follow up on road repair for Highline Cutoff	1.Bid(s) for road repair – Highline Cutoff a. Two bids obtained – one from Hinds (\$2, 894.38) and the other from Luke's	1.Motion made by April Klukas to accept the bid from Hinds and seconded by Ed Talley.	Ed Talley

	<p>(\$1,500.00). After discussion and input from Ed Talley (President and who obtained the bids) the board decided to hire Hinds.</p> <p>b. Hinds will guarantee the work and Luke's would not guarantee the work.</p>	<p>When Ed finds out the start date of the road repair, he will let CJ know and CJ will send out emails to the residents living on Highline Cutoff so vehicles can be moved from along the street.</p>	
<b>New Business:</b>			
<p>1. Request for variance to avoid cutting down large oak tree for Lot 8 and south ½ of Lot 9 (612 Live Oak)</p>	<p>1. Older mobile home has been removed from property. New owners of the property are wanting to put a new mobile home on the property but new mobile home is larger than what was removed from the lot.</p>	<p>1. Motion made by David Kassabian and seconded by Jill Respass to approve the variance. David Kassabian will write a letter to the Gilroys' letting them know officially the variance has been approved by the Twin Isles Board.</p>	<p>Members</p>
<p>2. Request to split a lot</p>	<p>2. Owners of south 60 feet of Lot B and all of Lot C requesting to split the property. (See request below sent by email)</p> <p>We own the property at 604CR 136A. I just have some general questions concerning the possibility of splitting the property. It currently has a mobile home on a portion of the property which is fenced off from the other section of the property. I would consider selling the mobile home section, if it is possible to split it from the other section of the property. I thought this would be the best place to start the process. Could you please advise what steps I need to take with the property owners association? The e-mail on file is Stan's e-mail and this is Brenda's e-mail. My phone number is <a href="tel:830-613-9577">830-613-9577</a>.</p> <p>Thanks, Brenda and Stanley Emmons</p>	<p>2. Discussion of this request to split and sell property in Twin Isles. After discussion and review of the bylaws the property owner was informed of the Board's decision. The email below was sent to the property owners by CJ Payne board member and treasurer.</p> <p>Brenda &amp; Stanley,</p> <p>Re: Your Question concerning Splitting your property at 604 CR 136A</p> <p>The Board of Twin Isles POA met Saturday, January 13, 2018, and I believe the Board is in agreement there is not a problem of splitting this property among new owners. The Board is of the opinion, according to the Section 14.02 of the By-laws, no lot can be changed from the original plat map on file with County Clerk, Burnet County, Texas. In other words, you may not change the size of the lot C or B. If the Board understands your question correctly, you just want to sell a portion of this property and depending on the placement of the fence you will remain the owner of a part of lot C or all of lot C and a part of lot B.</p> <p>Also, the POA's assessment fee will be determined depending on how the ownership of the property is divided and deeded.</p>	<p>Members</p>

		Thanks, Board of Directors By: C. J. Payne Treasurer	
3. Lot 65 (112 Highline Cutoff)	3. Numerous plastic tarps wrapped around car port. Property not properly maintained.	3. Plastic tarps have been removed. Property looks better but still has the appearance of poorly maintained.	Darlene
<b>Adjournment</b>	12:00 Noon		
<b>Next Meeting</b>	April 14, 2018 – Neighborhood Get Together at the Talley's  Next Board Meeting May 26, 2018 – Time and place TBD		
<b>Name of Meeting Secretary</b>	Darlene Lacy		