

Minutes Jan. 16, 2016
9:00 AM
David Callahan's Residence
702 Live Oak Rd.

Meeting begin at 9:10 AM: Jeff Covington via telephone, David Callahan, David Kassabian, Ray Hendren, Joy Schultz

- Secretary's Report, Ray moved to approve and David C. seconded. Passed
- Treasurers Report, Ray moved to approve and David K. seconded. Passed **Attachment A & B**
- Old Business:
 - Ray shared the engagement letter from attorneys on Affordable Enterprises and Karen Wilson. The Board signed off on Affordable Enterprises and this case was closed. Karen Wilson paid the agreed reduced amount so an engagement letter was not sent. Affordable Enterprises property will go to the foreclosure sale in March.
 - Status of payments of outstanding dues
 - Coleman, Jennings, Layton/Oustad, 2 years past due, David C. will try to contact them personally to try and resolve past due accounts, Jeff will send certified mail notice of lien to property owners if attempts to collect fail.
 - Audit the payment records for list of outstanding dues within 30 days before more collection notices are sent.
 - Status of complaints and violations issued:
 - Brown retaining wall Lot 142, 143, 144, 221 CR 136C Kingsland – no information, no progress, David C. will verify the retaining wall has not been repaired. The issue will be discussed at a telephone conference planned for February.
 - Sattler, junk removal, 354 CR 136C, Lots 96, 97, 98, - no information, no progress
Following section 21.01 enforcing the covenants Joy suggested starting to levy fines. The Board decided to file a complaint with Burnet County. Joy will file the complaint with Burnet County and if no resolve before the next board meeting further action will be taken.
 - Johnson, debris, Lot 125, Joy will verify the lot is still in violation.
 - Knodell Preston, Lot 65, 112 Highline cutoff, junk , Pictures were taken verifying a substandard structure was built and verified an architectural review was not submitted. A letter will be sent to remove the structure within 30 days. The letter will notify them the junk removal must still be cleaned up. Send certified and regular mail.
 - Dunagan property, 120 Highline cutoff, Lot 60 & 61 junk. David K will go by the property and verify the property does or does not meet covenants.
 - Drainage study – no further action, no response was received from e-mail requests for volunteer(s)– This item will be brought up with the County Commissioner

- Road repairs to Live Oak and Highline cut off – no action David C. will try to get a permanent fix with help from the county. If no response from the County the board will get bids for at least a temporary fix while working with the county.
- Request for letter concerning manufactured homes being tied down from Randee Russell, Lot 30, 702 CR 136B, discussion about including language from the bylaws in a letter however a decision was made not to respond in writing but David C contacted her by phone to let he know the Board could not fulfill her request.
- Buoy at wide channel entrance has been set
- Complaint from Mr. Hisle that five businesses were operating in the subdivision but no further information was provided. Additional information was collected from Mr. Hisle and the following addresses were given
 - Lot A Construction, Wilson & Layton, construction business (a letter had already been sent by the board). Response was received from Dee Oustad, the operator on the property that he was under an approved construction plan. A letter will be sent according to the by-laws that he has another 180 days to complete construction. The 180 days will begin the date of the letter.
Ray will send letters to the following:
 - 100 Highline cutoff, Richardson, shop operating on the lot, construction business,
 - 138 CR 136C John and Lorie Amick, Construction business, suburban on blocks and building supplies stored on property
 - 137 CR 136C Quality Custom Decks 4-5 employees operating from the property and expanding to lots around the area
- New Business: (since the Sept. Meeting)
 - C.J Payne resigned from the Board effective 9-9-15
 - Architectural Reviews
 - Architectural Review for Lot 31 Hamstra, submittal did not include plot showing set back so David C. measured – approved Deborah, Jeff, Joy, David C. David K.
 - Architectural Review for Lot 14 Lacy, approved Joy, Jeff, Deborah, David K., David C.
 - Architectural Review for Lot 102, CR 136A, Brooks, Not approved, David K., Ray, Deborah, Joy, David C., abstained -Jeff
 - Architectural Review for Lot 32 & 33, 634 County Road 136B Jones – approved Joy, Deborah, David C., David K, Jeff
 - Architectural Review for Lot 64, 116 Highline cutoff Schenk - Ray conducted a visual inspection since a sketch was not provided- approved Jeff, Deborah, Ray, Joy, David K.
 - Summer clean up – dumpster, approval to reserve and spend money, Joy will secure a location and set up delivery. One dumpster will be requested. If a second dumpster is needed, the board will communicate before arranging for a second dumpster. Dates set for delivery on Friday May 27th pick up on Monday June 6th.
 - Joy will reserve hall for annual meeting, optional dates Sat. July 30th, second option Aug 6th.

- Nominees for election – Board members will get names for ballot to David C. before next meeting
- Next meeting – May 28th at 9 AM David K. 710 Live Oak.
- Adjourn at 11:26 AM: David K. moved and Ray seconded

7:07 PM
07/18/16
Accrual Basis

Twin Isles Property Owners Association
Profit & Loss
July 2015 through January 2016

Attachment
A

	<u>Jul '15 - Jan 16</u>
Ordinary Income/Expense	
Income	
4000 Assessment fees	12,532.19
4100 Boat Ramp Keys	25.00
4010 · Property Transfer Fee	50.00
4300 · Contribution	20.00
Total Income	<u>12,627.19</u>
Gross Profit	12,627.19
Expense	
63300 · Insurance Expense	2,061.00
63700 · Land and Groundskeeping	720.00
64300 · Annual meeting expense	9.87
66500 · Postage and Box Rent	73.20
66700 · Professional Fees	2,040.00
67200 · Repairs and Maintenance	100.00
68600 · Utilities	1,096.87
68700 · Property tax	304.92
Total Expense	<u>6,405.86</u>
Net Ordinary Income	<u>6,221.33</u>
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