

Twin Isles Property Owners Association

Agenda/Minutes

		<b>DATE/TIME/LOCATION OF MEETING: Board Meeting</b> <b>6-1-19 9:30 AM/Twin Isles – 707 CR 136C – Jill Respass Home</b>	
<b>OFFICERS:</b> <b>President:</b> Ed Talley <b>Secretary:</b> Darlene Lacy <b>Treasure:</b> C J Payne		<b>MEMBERS:</b> Ed Talley (P), Darlene Lacy (P), C J Payne (P), Jill Respass (P), David Kassabian (P), April Klukas (P)  <b>GUESTS:</b> Russ Ramirez  A = Absent without Notice, AE = Absent with Notice (excused), P = Present	
<b>ATTACHMENTS:</b>		<b>ATTACHMENT LIST</b>	
		1. <b>Financial Report July1 through June 1, 2019</b> 2. <b>Projected Budget 2019/2010 as of July1, 2019</b>	

<b>Call to Order</b>			
<b>Ed Talley</b>	Meeting called to order at 9:35 AM		
<b>Meeting Minutes – from 3-16-19 board meeting</b>	Approved 3-21-19		
<b>Meeting Minutes – from 6-1-19 board meeting</b>	Approved 6-1-19		
<b>Agenda</b>	<b>Key Points</b>	<b>Actions</b>	<b>Due Date and Person Responsible</b>

<b>Standing Reports:</b>			
1. Secretary Report	1. Board meeting minutes for 3-16-19 approved 3-21-19	1. No action necessary	Darlene Lacy
2. Treasurer Report	2. Written report provided	2. Treasurer report accepted – Motion by Ed Talley; seconded by April Klukas	C J Payne
<b>Unfinished Business:</b>			
1. Update/changes to TI Bylaws	1. Amended and updated bylaws reviewed by board. David provided information and feedback from attorney Steve Hurst regarding bylaws updates and additions.	1. Board voted to accept bylaws changes as presented by David Kassiabian. Motion by David Kassiabian; seconded by April Klukas.	David Kassiabian and Board
2. Approve proposed bylaw changes to submit to members with notice of annual meeting. Also, proxy form and board ballot.	2. Bylaw changes to be sent both electronically and via regular mail and other pertinent documents as well.	<p>2. Board approved proposed bylaws to be submitted to Twin Isles property owners along with notice of annual meeting and proxy form and board ballot for the 2019-2020 Board of Directors.</p> <p>2. a. Editorial/history of need to update bylaws will be sent to members to clarify changes.</p> <p>2. b. Cost of paper copies of bylaws changes to each POA member will cost approximately \$80. The board believes this cost will help provide transparency and assurance that all members receive the information.</p> <p>2. c. When documents are sent both electronically and via regular mail. POA members will be encouraged to be present at the annual meeting. Although proxy voting will be accepted, there must be a quorum present at the annual meeting for the proxy votes to be counted. This is necessary for this year due to the change in bylaws regarding proxy vote. Until the new bylaws go into effect,</p>	Members

		a quorum must be physically present at the annual meeting.	
<b>New Business:</b>			
1. Proposed TI budget for 2019-2020	1. Proposed TI budget discussion with clarification and addressing questions from board members.	1. The 2019-2020 budget was approved with motion made by Ed Talley; seconded by April Klukas.	C J Payne
2. Bushes on the north side of the entrance at Hwy 1431 covering up the Twin Isles sign.	2. An ongoing concern from year to year.	2. Ramon Avilia, Twin Isles yard service, will be asked to trim bushes at the entrance at Hwy 1431 covering up the Twin Isles sign. A request will be made to have this trimming done as needed in the future.  Email sent to Ramon Avilia's yard service requesting bush trimming 6-1-19.	C J Payne
3. Rental business being run from Lot # 112	3. First letter of violation dated March 19, 2019 Second letter of violation dated April 22, 2019	3. Third letter of violation to be mailed with notice of a fine of \$500 per month for being in violation of Section(s) 14.01 and 14.06 of the Twin Isles Bylaws. Owners will be given one (1) month to cease running a business from their property or the fine of \$500 per month will begin.  Motion by C J Payne; seconded by Jill Respass.  Letter mailed 6-1-19  Minutes corrected 6-10-19 to reflect Section 14.01 and not 14.11 and 14.06.	Board Members

4. Location of Annual Meeting	4. Granite Shoals Fire Department	4. Jill Respass will verify with Granite Shoals Fire Department that the Twin Isles POA Annual Meeting will be held at the Granite Shoals Fire Department.	Jill Respass
5.	5.	5.	
6.	6.	6.	
<b>Adjournment</b>	10:50 AM – Motion by Ed Talley to adjourn; seconded by C J Payne		
<b>Next Meeting</b>	Annual Meeting August 3, 2019 at 10:00 AM at the Granite Shoals Fire Department, Granite Shoals  Copies of the Bylaws changes/additions and ballots will be available		
<b>Name of Meeting Secretary</b>	Darlene Lacy		