

Twin Isles Property Owners Association

Agenda/Minutes

		<b>DATE/TIME/LOCATION OF MEETING:</b> 11-5-2016/ 9:00 AM/702 Live Oak – Twin Isles	
<b>OFFICERS:</b> <b>President:</b> David Callahan <b>SECRETARY:</b> Darlene Lacy <b>Treasure:</b> C J Payne		<b>MEMBERS:</b> David Callahan, Darlene Lacy, C J Payne, Ray Hendren, Deborah Allard, Ed Talley, David Kassabian  <b>GUESTS:</b> Gay Sattler – Lots 96, 97, 98 Jeff and Linda – Lots 144 and 145 (new to the subdivision)	
<b>ATTACHMENTS:</b> None		<b>ATTACHMENT LIST:</b> None	

A = Absent without Notice, AE = Absent with Notice (excused), P = Present

<b>Call to Order</b>	David Callahan		
<b>Approval of Meeting Minutes</b>	8/27/16 Meeting – Motion made by David Kassabian and seconded by Ed Talley to approve the minutes.		
<b>Agenda</b>	<b>Key Points</b>	<b>Actions</b>	<b>Due Date and Person Responsible</b>
<b>Standing Reports:</b>			
1. Secretary Report			Darlene Lacy
2. Treasurer Report		Financial report started with bank balance as of June 30, 2016. Motion made by Ray Hendren and seconded by David Kassabian to approve the financial report.	C J Payne
<b>Unfinished Business:</b>			
1. Ongoing issues with		Letter of violation to be sent to property	Ray Hendren

<p>trash at 100 Highline Cutoff – Lot 66 and part of 67 – Pat and Dara Richardson.</p> <p>2. Continues to be a staging location for construction business. No heavy equipment and some of the building material has been moved from the lot but still a lot of trash and pieces of equipment on the lot.</p>		<p>owners with an appropriate time line to address building material and trash on lot.</p> <p>Follow up letter due to non-compliance of bylaws for lot - 520 CR 136A (unsure of lot number) Continues to be in violation of 14.01, 14.06 and 14.08, 14.11, 15.01.</p>	<p>David Kassabian</p>
<p>3. Lot 22 jet ski ramp – The AR and lot map was attached to email from Deborah Allard for review</p>		<p>Board discussed and determined the structure was in compliance, therefore construction was approved post construction. Letter will be sent to property owner to seek approval in the future of any construction or reconstruction.</p>	<p>Deborah</p>
<p><b>New Business:</b></p>			
<p>1. Past due statement mailed to Carole Wall returned as “undeliverable” for lots 85 and 86 – 210 CR 136C</p>		<p>Letter to be sent to lien holder regarding past due POA dues.</p>	<p>C J Payne</p>

<p>2. Lot 79 – Michelle Bondurant – Question if lot has been mowed/cleaned up.</p>		<p>Lot 79 has been mowed and cleaned</p>	<p>Board Members</p>
<p>3. The POA Board responding to emails in a timely manner.</p>		<p>Board member Ed Talley accepted responsibility to address emails sent to board members through the board email.</p>	<p>Ed Talley</p>
<p>4. Forms C J sent to the board 10/8/16 regarding pass due accounts</p> <ul style="list-style-type: none"> <li>– 90 Day Past Due Statement</li> <li>– Assessment Lien Filing Notice</li> <li>– Notice of Assessment Lien Against Property For Sums Not Paid to POA</li> <li>-Notice to Purchaser of Real Property</li> <li>- Welcome Letter</li> <li>- Violation Form Letter</li> </ul>		<p>Ed Talley made the motion to approve all forms presented by C J Payne and motion was seconded by David Kassabian.</p> <p>Notice of Purchaser Form can be used as a template but may need to be modified for each case.</p>	<p>C J Payne</p>
<p>5. Discussion of the role of “Twin Isles Concerned Neighbors Committee”</p>		<p>No action taken, however, at least one property owner identified as needing help cleaning up property.</p>	<p>Deborah Allard Board Members</p>

6. Short term rentals		Board agreed to not allow rentals and would need to be a bylaws change to allow for short term rentals.	Ed Talley Board Members
7. Lowering lake information – does the board need to address this in anyway?		Information will be placed in news letter regarding lowering of the lake in early January 2017 through mid- February. If new structures are planned make sure the AR is sent to the board for approval. Ray Hendren will draft a letter and will send to the board for approval before the January 2017 date of lowering the lake. Some structure will also need LCRA approval.	Board Members
8. HAM radio antennas		Board determined HAM radio antennas will not be approved anywhere in the subdivision. C J Payne made the motion not to approve HAM radio antennas and Ray Hendren seconded the motion.	Board
9. TI Website		Board member Deborah Allard will take over the website from Joy Schulz.	Deborah Allard
10. POA lawn people blowing grass clippings into the lake at the boat ramp.	Lawn care people contacted by David Callahan. Business owner acknowledged the report of grass clippings being blown into the lake. Owner has stated he will address with employees and watch them in the future.	David Callahan will follow up with the POA lawn care people regarding blowing grass clippings in the lake.	David Callahan
11. Kevin and Gay Sattler – Lots 96, 97, & 98 – 354 CR 136C. Owners state the property has been		This item was addressed with the property owners who attended the meeting. Ms. Sattler acknowledged receiving communication that the property needed attention. The property	Board

<p>mowed and cleaned up but still being reported as in violation.</p>		<p>owner was told the property looked better, however, there is still a lot of “stuff” on the front porch. Resolution that the property issues are being addressed but will be followed up on to ensure violation(s) are addressed.</p>	
<p>12. Larry Ailshie (Lot #'s 81, 82, half of 83, also 75 and 76) needs attention</p>		<p>David Callahan reported that POA owner Larry Ailshie (Lot #'s 81, 82, half of 83, also 75 and 76) needs help cleaning/maintaining his property. Help has been offered but the property owner refused help. The board agreed to send a letter of violation and a follow up visit from Darlene and Johnny Lacy to offer help again to assist in cleaning up the property.</p>	<p>David Callahan Darlene Lacy  Ray Hendren will send letter of violation from TIPOA</p>
<p>13. Lot 121 An email indicates lot 121 referred to by Gay Sattler needs attention.</p>		<p>C J Payne and Deborah Allred both indicated lot 121 needs attention. Ray Hendren will send a letter of violation.</p>	<p>Ray Hendren</p>
<p>12. Additional Discussion</p>		<p>Discussion of dredging – this will need to be by individual property owners due to the cost of overall dredging.</p> <p>Information regarding MD Pellets to help decrease sludge will be placed on website and or newsletter.</p> <p>David Callahan will get estimates on concrete work for boat ramp during lowering of lake.</p> <p>A neighborhood Bar-B-Que is tentatively scheduled for April 1, 2017 at Ed and Kim</p>	

		Talley's home.	
<b>Adjournment</b>	11:30 AM		
<b>Next Meeting</b>	February 11, 2017		
<b>Name of Meeting Secretary</b>	Darlene Lacy		