Twin Isles Board Meeting

July 2, 2016

305 CR 136C

9:00 AM

Attending: David Callahan, president, Jeff Covington, Treasurer, Joy Schultz, Secretary, David Kassabian, Member, Deborah Allard, Member, and Ray Hendren, Vice president via telephone.

The meeting was called to order at 9:00 AM.

* The board heard complaints and concerns from ownewrs on the following properties;
  + Lot A regarding a business being run from the property and the proposed building meeting the covenants of the POA, and vehicles on the property that are not registered and/or do not run.
  + 100 Highline cutoff with regards to the junk that has accumulated on the property.
* Complaints received about the barge believed to be owned by Dee Oustad that remains in the channels for weeks and months at a time.
* Complaints about grass clippings being blown or otherwise discarded into the channels.
* A lot owner had specific questions about the financials which were answered A suggestion was made to provide a detailed profit and loss statement at the annual meeting.

Secretary’s report was read and a motion was made to approve by   
Jeff Covington and seconded by David Kassabian. Passed

Treasurer’s report was read and a motion was made to approve by Joy Schultz and seconded by Deborah Allard. Passed

Old Business:

All money was collected rom the tax sale of Lot 51. Attorney’s fees were collected from the sale and the attorney was paid.

There are four accounts past due for fiscal 2016. See the Treasurer’s report.

The financial audit will be conducted before the new board takes office.

Status of Complaints:

Brown retaining wall Lot 142, 143, 144, 221 CR 136C. After viewing the wall, it does not appear to need repair at this time.

Sattler junk removal, Lot 96, 97, 98, Lot 354 CR 136C. The county did not see a violation and will not proceed with any action. Some effort has been made to clean up the property. The Board will keep an eye on the property and if the property gets worse or neighbors complain further action will be taken at that time.

Johnson debris, lot 125, The property has been cleaned up. No action to take

Knodell Preston junk removal and unauthorized building, Lot 65, 112 Highline cutoff. Ray, was a response received to the letter and do we need to send a stronger letter with threat of enforcement including fines?

Dunagan, junk removal, 120 Highline cutoff, property has been cleaned up. No action to take.

No progress has been made on the road repairs to Live Oak or Highline cutoff. This issue will be brought up at the annual meeting suggesting we get bids for repairs.

Complaints received on businesses in the neighborhood.

Lot A Wilson (Oustad) Layton, construction business – confirmed

Lot 66, 100 Highline Cutoff Richardson metal shop – not confirmed

138 CR 136C Amick – construction business, not confirmed

137 CR 136C Quality Custom Decks, vehicles there but no confirmation of a business being run from the property.

It was mentioned that the board position vacated by C.J. Payne is still vacant and that the board can fill the position without an election.

The annual cleanup was successful however there were issues with people overfilling the dumpster. The bill should be in the mail this week.  
  
The annual meeting will be held July 30, 2016. Joy will confirm the reservation for the Granite Shoals Fire Department meeting room at 9 AM.

**New Business**

There were no Architectural Reviews received.

Complaints received on the following:

Lot 66, 100 Highline Cutoff, Richardson junk – will send a letter

Barges in channel - will be included in the letter regarding the business at Lot A

Lot 69, 117 CR 136, Stohler junk, - resolved

Lot 37, Kmiecik, tall grass has been mowed

Lot A, Wilson Layton business on the lot. A letter will be sent requesting they cease and desist the business operation.

Letter filed with the County Commissioner about repairs to CR 136B in response to two residents. Joy will follow up with the new Commissioner since a response has not been received. Joy will also ask that the county trim trees hanging too low over the road.

Lot 137 Water backing up onto neighbors, Plans for the garage could not be found in board files.

POA release will be signed and returned to Mr. Russel Scott

David Callahan will follow up with Ed Talley about being on the ballot for the board election

David Callahan will e-mail and/or mail the annual meeting notice and ballots before July 10, 2016. The first annual meeting announcement was e-mailed on XXXXX

Dues were mailed June 20, 2016

Jeff will ask the lawn maintenance company to clear out the shrubs in front of the Twin Isles sign.

Joy will check with the person that bought the Randall property. The board did not receive any documents from the title company on the sale.

A letter from the Secretary of State about filing the non-profit paperwork was received and will be resubmitted by Jeff.

It will be mentioned at the annual meeting that bids need to be received for boat ramp repairs and road repairs. The board may ask for a sub committee to gather bids on these two items.