

## **Twin Isles POA Board of Directors/ Community Meeting 5/20/23**

Board Members – a quorum was met with the following board members present: David Allard, Barbara Kimmell, Jim Kuhn, Don Baker and Randee Russell. The meeting was called to order at 10:08 a.m. Guest speakers in attendance included State District 19 Liaison Stacy Smith, representing State Representative Ellen Troxclair’s office; Burnet County Commissioner, Jim Luther; and TxDot Area Engineer, Burnet Area Office, Joe Muck.

The minutes of the last board meeting held on April 1, 2023, were reviewed by David Allard and approved as written.

The guest speakers discussed road safety at the entrance to Twin Isles from Highway 1431. A question and answer forum was held with those in attendance from Twin Isles and surrounding areas. David Allard read a letter of support for improvements at this intersection from Deborah Allard and reviewed the statistics of this portion of Highway 1431 (Lookout Mountain to Granite Shoals). A government data summary shows, in the past 10 years, 4 deaths and all categories of crashes with a 50% increase in the total number of crashes in the last 5 years.

Joe Muck with TxDot gave a brief report about recent growth in the area, how TxDot works and then answered questions. Residents asked Mr. Muck if it would be possible to get a turn lane and signal at our subdivision entrance. His response was that a signal warrant study needs to be requested. TxDot permits one of these studies to be conducted every 3 years. Such action at this intersection also depends on the availability of finances. Twin Isles has requested this study. Note Twin Isles and other neighborhood representatives, met with TxDot in 2019 concerning this same topic, and no action resulted.

Burnet County Commissioner, Jim Luther stated that the county road hits the state road at this location. He states further that if TxDot will tell us what they need to get this project done, the county will try to purchase the property necessary.

Mr. Muck discussed various possible safety features. One was reducing the road to 1 lane in each direction with a turn lane at our entrance. The concern here is that drivers may use the turn lane as a passing lane. Speed reduction is in que for review in the next few weeks. Road widening projects are funded by TxDot but there are funding constraints. Construction projects go into a “que” and then are dependent on funds being available. It is uncertain how much TxDot will pay for even if Burnet County acquires the land to do the construction. Mr. Muck indicated that locals can assist with funding and get projects done more quickly. The current estimate of how long a construction project takes is 3-4 years.

Another suggestion was that Burnet County Sheriff’s Office put an officer to patrol at this intersection full-time and issue tickets. The funds received through these fines could assist with the cost of the construction.

Mr. Muck concluded by saying he will put in a request for a signal warrant study and a speed trailer. The speed trailers are placed at a location for 2 weeks. Mr. Muck is looking into the availability of one of these. He said the time in which the speed study will get done depends on how many are in the que before our request.

Mr. Muck also was asked about a signage study. He said he will look into whether this is being done. It was suggested that perhaps warning signs could be installed coming up to the intersection.

Burnet County Commissioner, Jim Luther gave a brief report. The county plans to reseal the roads in TI. He indicated that for the safety of school children in this area, he would coordinate with the sheriff's office on the time of the loading and unloading of school buses. The Commissioner also said the county is replacing the stop signs and has added school stop signs. Calvin Boyd and Alvin Trevino are in charge of speed and signage with the county.

Residents complained about the speed that FedEx and UPS trucks are going through the neighborhood. The Commissioner suggested writing down the time of such transgression and, if possible, getting the number on the truck. Calling these companies with this information can make a difference.

Adjusting the height of the speed limit sign was also suggested, as well as the purchase of lighted flashing speed limit signs.

Another issue the Commissioner addressed was environmental dumping. If any resident finds bags of trash that have been dumped in the subdivision, or hazardous waste is dumped, we should call Jim Luther at the Commissioners' office or the Sheriff. Officer Paul Kowalick (512)756-8080 is in charge of the Sheriff's environmental department. Finally, Commissioner Luther stated that he is willing to come to any/all POA meetings if he is invited.

Stacy Smith, District 19 Liaison, attended as a representative of State Rep. Ellen Troxclair. Stacy attended to monitor the meeting and report back to Rep. Troxclair.

Barbara Kimmell gave a brief report on the Waterways Committee on behalf of Brad Kimmell who was unable to attend this meeting. She referred the residents to the last email Brad sent out for the current status of the canal upkeep. She also reported that members could email Brad with questions.

Barbara Kimmell also gave a brief report of the night sky initiative. She stated that the Board decided against pursuing a change in the By-laws to require night sky compliance. She went on to say that the Board agreed that community voluntary cooperation on this would be a good thing and she presented a proposed email addressed to the POA members encouraging the same. The email was approved by the Board for distribution to the members, with one addition.

**Architecture Committee:** No news, although three Architecture Reviews were processed and approved in recent months.

**Violation Committee:** Some progress to report. Resolved some violations and 5 properties remain active with violation concerns. 2022-2 fine notice on hold - property owner agreed to a repair plan and was provided 60 days to complete. 2022-3 fine notice sent, 2023-3 & 2023-5 violation notices sent, 2023-4 Violation on hold. No AR plan filed.

Randee Russell reported on the recent trash survey distributed to members to determine the interest in possibly finding one trash service for the entire neighborhood. The response to the survey was not as big as the Board had hoped for, but Randee is requesting proposals from various companies to try to find the most economical deal for TI members.

Randee Russell, Treasurer, gave the financial report. As of April 2023, expenses for the current fiscal year totaled \$22,791.12. She advised that all expenses for the current fiscal year had not been received. Randee also presented the proposed budget for 2023-2024. She advised that we had not received a proposal from Clear Water. The expenses through December 2023 were approximately \$6,500. Randee also reported that a donated buoy had been set out in the open water area and that 4 more buoys are needed. Johnny Lacy estimated the cost of the buoys at \$371 per buoy. Buoys for the open water were included at a cost of \$1,200. She reported that the total revenue would be \$24,800.00. The excess revenue after all estimated expenses are paid would be \$3,417.00. David Allard made a motion on a previous action, to add \$1500 to the annual budget for legal review, this issue was tabled until the new bills currently being passed by the legislature on POA requirements could be reviewed. The budget was approved pending additional information from Clear Water and new legislative requirements.

Jim Kuhn presented proposed updates to the dwellings requirements in the By-Laws. In addition to these, Jim suggested that specifications are needed for waterfront and street side setbacks. The Board recognized and appreciated Jim's efforts on putting together these suggestions.

Susan Nye informed the Board about the existence of the Lake Buchanan Communities Alliance, a group formed to promote communication and cooperation between POAs. One of the main benefits of being a part of this group is that they track legislation that affects POAs.

David Allard discussed additional issues such as possibly hiring an IT person, record retention/repository, and possibly hiring a POA manager. Randee Russell is collecting resumes for potential candidates for POA manager. The Board approved getting cost estimates from these candidates.

David Allard also discussed the upcoming board elections. The Board is interested in receiving candidates that are motivated, capable and are dedicated to following the By-

Laws. There are 4 openings on the Board which allows up to 8 people to run for the positions.

The open Board meeting was adjourned at 12:59. The Board then went into executive session.

**Executive Session:** The board met to discuss details and status of current violations.

**Board vote on budget.** After review of estimated expenses, the board voted via email to transfer funds from Contributions for Waterways as follows: \$2,000.00 transferred to Waterways income for the 2022-23 fiscal year and \$2,065 transferred to Waterways income for 2023-24. Budget approved with these transfers.