



**MINUTES**  
**ANNUAL MEETING**  
**JULY 22, 2023 - 10:00 a.m.**  
Granite Shoals Fire Department

Board Members –the following board members attended: David Allard, Jim Kuhn, Randee Russell, Stephen Webb and Barbara Kimmell; Don Baker attended via Zoom. The membership quorum was met with 22 members present, 7 proxies received and 5 members on zoom which verifies we had enough participants to hold the annual meeting. The meeting was called to order at 10:05 a.m.

The minutes of the last board meeting held on May 20, 2023, were reviewed by David Allard and approved as written.

Randee Russell, **Treasurer**, gave the year-end Financial Statement as of June 30, 2023. She stated that \$2,065 was transferred from Contribution for waterways to income to cover the additional costs of waterway maintenance. The largest expenses were \$13,500 for the ongoing weed maintenance and \$4,450 for muck blocks which left a net income at yearend of \$1,681. In addition, in July we paid Clearwater for maintenance through December, 2023, which will leave \$6,500 for maintenance in January-June, 2024. We are working to get the weed maintenance costs down this year and may contract with a new provider. The new assessment fees that were voted on last year went out a little earlier and were paid in July, 2023. The new annual assessment will bring in about \$24,000 for the 2023 – June 30, 2024 budget. The annual budget, as approved by the BOD, was presented by David Allard.

**Waterways** Committee operations update by Brad Kimmell, who explained we had a large spend in 2022 to handle the massive weed influx. Currently we are keeping weeds under control with annual maintenance. Clearwater's costs remain high, and we seek a better solution for weed cutting, muck blocks and herbicide. Bids are being collected now. Brad continues to distribute the POA muck blocks throughout the canals monthly. It is suggested property owners make some effort to clean their own dock area and buy their own muck blocks to better manage their own property which also contributes to the overall weed maintenance. We are working with the LCRA as well and they now have an offer for funding rebate. This invasive species weed influx appears to be a long term problem and cost management is key considering the limited Twin Isles POA budget.

**Architecture** Committee: Had a busy year. No active projects on file currently. Tomm Patterson talked about Bylaws purpose vs. covenants. Easements were discussed as a clear Bylaw that construction in the easement zone is illegal. Bylaws need updating to clarify specifics. The BOD may encumber property title with a flaw if easement violations are not corrected. There is work in progress to improve the Architecture Review form and publish a new form for future use to clarify rules and filing process.

**Violation** Committee: progress continues. 5 properties in play. 2022-2 fine notice on hold after property owner agreed to repair, 2022-3 sent fine notice for owner not doing repairs as agreed. 2023-3 & 2023-5 violation notices sent, 2023-4 Hold on fine; violations liability remain with property owner.

Randee Russell reported on the **Bylaws Committee**. The Texas Property Codes and regulations affecting POA's are reviewed and/or changed every legislative session. 31 such bills were presented this session, with only 4 affecting us approved to date. However, a Special Session was called by the Governor and it is not known how many more bills might be approved. The 4 bills passed cover impact on violations policy, insurance coverage, liens and discrimination. Each bill will require a change to our bylaws. With the increased interest and regulation by our legislators, it is recommended that our POA consider hiring a **Professional Management Company** (unfinished business). Randee advised that in addition to legislative concerns, a management company would relieve some of the pressure on the board such as violations, architectural review, and filing reports regarding management with TREC and other governmental requirements. Randee advised that she has received five proposals from management companies with costs ranging from \$750 to \$1,500 per month depending on services provided.

Obviously, no funds are available at this time but this should be a priority consideration for the POA as several of the proposed legislative bills can impose fines on the POA for noncompliance.

Other unfinished business includes a survey run by Randee Russell for **trash service providers**. The idea is to get a group discount and reduce truck traffic in our neighborhood. Randee Russell sent out a survey to the membership and we had about a 25% response rate. If we find a new provider and clear terms, we will bring it to a membership vote. The best 2 candidate companies are 5F and Waste Connection that inferred significant monthly savings for a group discount.

**New Business** includes the results of the BOD vote. Thanks to Tomm Patterson, Johnny Lacy and Deborah Allard for help with the **Elections**. The 4 open BOD seats have been filled (number of votes). Please welcome new BOD members: Alice Gilroy (36), Rob Dunagan(37), Matthew Kohls(36) and Phyllis Nunez Sattler(35). We thank outgoing BOD members for their service: Randee Russell, Stephen Webb, Danielle Shay and James Kuhn.

The General Meeting adjourned at 11:15 am.

**MINUTES**  
**BOD MEETING – OFFICERS ELECTION**  
**JULY 31, 2023**

**2023 – 2024 Board Officers Elected (7/31/23):**

President - Rob Dunagan  
Vice President - David Allard  
Secretary - Alice Gilroy  
Treasurer - Matthew Kohls

All 7 current BOD members participated in the election of officers listed above.