

Twin Isles POA BOD Meeting
Minutes
Oct. 14, 2023
Granite Shoals Fire Department

The Twin Isles Board of Directors met Oct. 14, 2023 at the Granite Shoals, TX Fire Department. A quorum was met with the following board members present: David Allard, Rob Dunagan, Alice Gilroy, Matthew Kohls, and Phyllis Nunez Sattler. The meeting was called to order at 10:02 a.m. Guests in attendance were: Deborah Allard, Bradley Kimmell, C.J. Payne, and Darlene Lacy.

Board President Rob Dunagan suggested since all the board had viewed the minutes that we dispense the reading of the minutes and approve them as written. Alice Gilroy moved to accept the minutes and David Allard seconded. All were in favor.

Matthew Kohls presented the **Treasury** report. As of Sept, 30, 2023 the POA had \$41,760.53 in the bank. Accounts receivable show \$2,880.87 for a total in assets of \$44,641.40. Income to the POA for July-September was a gross profit of \$40,564.05. It was pointed out the total income showed a larger profit because of the \$12,500 given to the POA by LCRA to partially reimburse the community for the money paid out to control weeds in the canal, primary expenses paid in 2022. Total expense paid out in 2023 was \$7,677.77 and the largest payment, \$6,577.25, was for canal weed control. Net income for the board was \$32,888.28. Kohls stated, "Clearwater (the company who was paid 2022 – 2023 to manage the weeds) is all paid up, and we are in budget."

Brad Kimmell gave the **Waterways Committee** report. Kimmell stated Clearwater's contract with POA is over and the canals are looking much better. Kimmell said the 80 muck blocks purchased last year have been effective. Ten blocks were put out once a month and the algae blooms are dying. He said it will take years to totally eliminate the muck and encouraged the community to purchase their own muck blocks or pellets to increase the coverage. Kimmell said if someone wants to purchase extra blocks to let him know and the cost would be cheaper through the BOD bulk purchase. "The more we put in the better," said Kimmell. According to Kimmell, the blocks have beneficial bacteria and work better when the water temperature is 50 degrees and rising. Kimmell said the best time to distribute them is usually an eight month window of April – November, also that the muck blocks do not do well in the open water but the herbicide is effective in open water.

Kimmell has been working to find another company to manage weed control in the canals. He said the best proposal was from Lochow Ranch. Lochow would perform milfoil herbicide treatment in five "spot treatment" increments at \$2,000 per treatment. Kimmell suggested the board consider having an extra 2023 – 2024 budget allowance in case the weeds explode again and more spot treatments are needed. The current budget plan is to buy eighty muck blocks for a bulk discount price of \$57 each.

Kimmell stated the best deal for “cutter boat work and haul-off” came from Tom “TD” Hellum. Rates are \$150/hour, or \$1,200 for 10 hours and \$2,000 per day for haul off.

Kimmell estimated that would put the POA at about \$10,000 for herbicide treatments, \$4,500-\$4,700 for muck blocks and \$3,000 allowance for boat work.

Kimmell said the LCRA payment plus members’ dues should put the board’s budget in a good place for the next couple of years.

Architectural Review Committee. David Allard presented the report provided by the Committee: “There are no reviews currently in progress”.

Allard also reviewed the **Violations Committee** report. Two new violations (2023-6, 2023-7) have been addressed and there are five outstanding violations that have not been settled: 2022-2 fine on hold for property owner to complete agreed repairs, 2022-3 fine sent – no progress on agreed repairs, 2023-3 repairs in progress, fine on hold, 2023-5 fine sent, 2023-4 fine on hold, violations liability remains.

Unfinished Business. Allard said “a committee is still researching the potential to hire a *professional POA manager* to help the BOD and a recommendation will be brought to the next meeting”.

In unfinished BOD business Phyllis Nunez Sattler reported on her work to get a *light at the bus stop* on the corner of 136A and 126A. The board members were in agreement that the area is dark and the board could work toward making a better solution for the children. However, the pole that is already at the corner is not managed by the Twin Isles POA, which presented a problem of who pays for light installation and monthly fees. Matthew Kohls said he would talk to the Burnett County School District to see if they would move the bus stop to an area where a light may be placed at a more effective and less costly location. The PEC will also be contacted to see if they would be able to pick up the costs of the installation and monthly fees as a community service. Board President Rob Dunagan stated he will check with community organizations to see if someone would be willing to cover the costs.

In other unfinished business Allard stated the *Entry Way Improvement Plan* had gone “dormant” and needed more volunteers to research and present a plan to the board.

Bylaws updates. Deborah Allard presented two changes that have been made by the State concerning POA bylaws. The changes concern the ways owners are notified of bylaws infractions and related fines. The second main change is a new process of notice and filing liens. Deborah stated “even though they will become law in January, the community will have to vote on the Bylaw changes at the next annual meeting”. More information will be presented at next POA BOD meeting.

The Board meeting adjourned at 11:38 and entered into Executive Session. After some discussion, and the board meeting concluded at 12:00 noon.