

**Twin Isles POA Board Meeting
December 2, 2023
Granite Shoals Fire Department**

The Twin Isles Board of Directors met in the Granite Shoals Fire Department, December 2, 2023, at 10:00 a.m. All board members were present to establish a quorum: Rob Dunagan, David Allard, Phyllis Nunez Sattler, Alice Gilroy, Donald Baker, Matthew Kohls, and Barbara Kimmell.

No corrections were mentioned in review of minutes from the October 14, 2023 and they were approved as written.

The Financial Report was presented by Treasurer Matthew Kohl and approved by a motion by Barbara Kimmell and a second by Don Baker. The financials showed \$41,569.16 in the bank (including recent LCRA rebate \$12.5k as discussed below) with annual liabilities of \$44,200. Remaining cash estimated at end of annual/fiscal cycle \$1,114.

Committee Reports:

Waterways Committee: Barbara Kimmell made a motion to have the entire amount of \$12,500, received from LCRA to partially reimburse the community for the \$50,000 the community spent on weed management, be set aside for Waterways treatment only. After much discussion the motion died for a lack of a second. The current annual budget approved at the annual meeting has \$17,300 dedicated to Waterways (primarily water weed control).

A motion was then made by Treasurer Matthew Kohls that an additional \$5,000 be set aside (from LCRA rebate) to include in the budgeted item of \$17,300 already dedicated to waterways for a total of \$22,800. David Allard made the 2nd and it was approved unanimously. Some 4Qtr23 money was spent for last payment to previous provider, Clearwater (\$6k) for weed treatments and approved to spend now (\$2k) for the new herbicide provider Lochow Ranch. The remainder of the money will be used for the waterways or any other near-term expenses the BOD considers critical and approves with a BOD vote. The fiscal year ends in July 2024 and the Waterways budget will be further addressed at that time.

Architectural Review Committee

David Allard reported there was no reported properties in the works from the Architectural Committee. We do see construction in the neighborhood and hope people follow the Bylaws, as outlined on our website. <https://twin-isles.com/> The Architectural Committee could use a couple more people to help and needs a new chairperson.

Violations Committee

Don Baker presented a procedure he had implemented for guidance to the Violations Committee to use now and in the future. The Committee has had success talking with community members to resolve violations before reaching fine stage. Don read the following to the BOD directors:

Twin Isles POA Violations Committee Procedures

- 1 Board receives notice of ByLaws Violation(s)
2. Notice sent to Violations Committee Chairman
3. Violations Committee Chairman assigns the violation investigation notice to a Violations Committee member to review the complaint.
4. Violations Committee member assigned to the complaint conducts investigation of complaint.
5. Violations Committee member files a written report, if appropriate, of the complaint investigation with Twin Isles BOD, including photos and all evidence.
6. Twin Isles BOD reviews the violations complaint and makes decision to speak directly with violator.
7. If speaking directly with violator and there is no intent to cure, the violator gets a letter describing the POA ByLaw.
8. Published Twin Isles POA ByLaws procedures are followed to the resolution of the complaint.

Don moved that the procedure be entered into the minutes and Alice Gilroy made the second. All were in favor.

Don also reviewed active violations. There are five outstanding violations that have not been settled: 2022-2 fines started after waiting 6 months for owner to complete agreed repairs, 2022-3 fine sent – no progress on agreed repairs, 2023-3 & 5 repairs halted, fines continue. 2023-4 fine on hold, violations liability remains.

Two new pending construction violations received a first written notice: 2023-11 and 2023-12. There were three pending lawn violations that have not been resolved. Two other lawn violations, 2023-6 & 2023-7 have been resolved.

By-Laws Committee

Deborah Allard presented the 2023 Proposed Changes to the Twin Isle POA By-Laws. The changes are mandatory and have been decided by the State Legislature HB886 and HB614. Although the proposals are mandatory it is also required that POA's vote and approve the changes. The changes reflect the procedure for liens and other things plus a categorized violation rate schedule – which is posted on our website for current compliance. The proposed changes are attached to these minutes. All updates and changes will be up for vote at our annual meeting.

Unfinished Business

David Allard reported that work is still being done to find a part time professional that can take over the responsibilities to help the BOD with maintaining Bylaws updates, Violations, and Architectural Review. The estimate at this time is \$1,000 a month. The need for a POA Pro in our community was outlined in previous BOD meeting minutes and the Presidential letter of 2023. Given our tight annual budget, people have stepped up to donate money for support of a 6-month trial.

Security Light at Bus Stop

Phyllis Nunez Sattler reported that her work had resulted in a light being put in by PEC at Highland Cutoff and 126, at no charge to the community. That saved Twin Isles ~\$3,000, the initial PEC light cost. Thank you Phyllis & Kevin! The light better illuminates the area where school children gather. She has also inspired Burnet County to

install a light at the current bus stop. The School district will review the bus stop location next summer for safer locations.

Phyllis also reported that she is still making calls to the State and TexDot authorities about accidents at the entrance to Twin Isles and encouraging work on safety improvement. Other people continue to make noise on this key topic.

Entryway Improvement

Barbara Kimmell said the entryway work had stalled for awhile but design ideas will be picking up soon. The first thing is to verify lot title of what belongs to Twin Isles vs Burnet County. She was open to suggestions from the community on what kind of improvements could be made. Funding may involve memorial donations.

There was no new business and the meeting adjourned at 11:35 a.m. The Executive Session met to informally discuss ways forward on topics as per the published agenda and the session adjourned about noon.