

**Twin Isles POA Board Meeting
February 10, 2024
Granite Shoals Fire Department**

The Twin Isles Board of Directors met in the Granite Shoals Fire Department, February 10, 2024 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 December 2, 2023 and they were approved as written.

On a motion by Don Baker and seconded by Barbara Kimmell the minutes from the previous meeting were approved as presented.

Matthew Kohls presented the Financial Report. Kohls reported the POA has a current checking/savings balance of \$35,697.84. Fees still due total, \$6,824.36, for total assets at \$42,522.20. In reply to a BOD question, he noted a surplus < \$10k is projected to remain at fiscal year ending in 2024. The report was approved on a motion by Baker and seconded by Kohls.

Committee Reports:

Brad Kimmell gave the **Waterways Committee** report and stated the results appear to be very positive in the removal of weeds by the new company he is working with. He said he puts out 10 muck blocks, beginning in April through November, around the canals and waterways, when the water temperature is best for the muck blocks. Kimmell said he has gotten positive feedback and a good response from people ordering extra muck blocks for their own use. Kimmell stated he had planned on ordering 60 blocks for the POA's dispersal, and *he has already had 40 extra blocks ordered from residents*. Because of the large order the blocks will sell at a discounted rate of \$50.25 each. Kimmell said one muck block is supposed to treat 5 acre feet of water.

The **Architectural Review Committee** report was phoned in by Chairman Tomm Patterson. He stated there were currently no new builds going on, but did feel the guidelines for the committee and residents to work with need to be updated and re-defined. Another volunteer for this group separate from the BOD would be nice.

Don Baker gave the **Violations Committee** report and said there were 5 violations still open that the committee is dealing with. He said his main interest was to keep property values up and try to follow the Bylaws.

As per the agenda, the following lots were discussed in the open meeting:

Lot 10- BOD has agreed w owner to halt fines until May to complete repairs.

Lot 39* - Fines in process; owner and adjacent lots asked to meet V Comm, to agree on solution. Owner attended meeting and spoke as per below.

Lot A - Fines continue.

Lot 86* - Discuss potential property violations following 3 members recent complaints.

Lot 55 - Violation 1st notice sent late 2023. Vio Comm met with owner to discuss cure ideas. Good discussion of situation but specific plan for remedy not clear.

**Property owners or representative present at the meeting*

Lot 39 property owner spoke to the board about his frustration with the fines and change of plan since May meeting with V Comm. No action to date. Adjacent property owners attended meeting and a healthy discussion was had. A follow up phone call resulted in a plan to seek agreement as above.

Lot 86 owner's representative discussed his violation with the board concerning right of ways. He stated he had contacted PEC and KMUD and was told he was alright. David Allard asked if he had their approval in writing. The property owner stated yes for KMUD and no for PEC. The way forward requires additional BOD discussion.

Deborah Allard gave the **Bylaws Report**. Allard said, the By-Law changes that have to be made according to the Texas Legislature, some of which was approved in Dec. plus other improvements will be brought forward for BOD review and voted on in the annual meeting.

The By-Law Committee submitted an extensive report to the Board via email before the meeting. In reviewing the state residential property codes Chapters 202 and 209, the committee found more inconsistencies with the by-laws and now propose these changes. Also presented changes that were requested by board and other members who thought the changes would help clarify processes or improve the neighborhood. The Board

members were asked to review them and convey any concerns they may have about the proposed revisions. This review is still in process.

In **Unfinished Business**, Phyllis Nunez Sattler reported the community is still waiting on a flashing light that TxDOT said they would be putting at the entrance to the neighborhood.

David Allard introduced an **HOA Management professional** rep. Cindy Ward who attended the meeting and will help Twin Isles workload to move forward with an Architectural review committee process update, ByLaws revisions as per TX code and Violations process. See contact information on our web site. Support for this 6 month trial period is by non-budget private donations. The company, Highland Management, will identify ByLaw violations, provide administrative services and communicate with property owners concerning restrictions and fines. Authority to levy the fines or liens will still require the vote of the Board. If the BOD is satisfied with added value, the Community vote for budget consideration may be offered.

Barbara Kimmell presented an update on the work being done by the **Beautification Committee** at the Twin Isles entrance. She stated she had contacted Marble Falls ISD to see if Twin Isles could take advantage of the students involved in doing beautification projects in the area. MFISD agreed and the students will report to the entrance Feb. 16 to clean, prime and paint poles as well as general cleaning in the area. A request was made for the committee to look into a different place to put the Twin Isles sign as it is difficult to see coming from one direction down 1431 and impossible to see coming the other direction. Moving the sign to the other side (south) of the entry road would then put it on private property. Barbara stated the property owner requested if any structure was put up to please check with him first. Barbara also stated she might check into how the TxDOT beautification program could be utilized for the Twin Isles entrance, which could possibly lead to flowers along the road.

Under new business David said the person who had been maintaining our Twin Isles web site and IT type support plans to resign. The board is now looking for a volunteer to take over the role. Barbara Kimmell presented a name and there will be a follow-up.

Alice Gilroy presented an issue of *dead limbs being thrown along the fence line on 136B*. The limbs are piling up and it presents not only an unsightly

appearance to the neighborhood but also a fire hazard. She wanted guidance on how to clean up the area. Since it is a county road it was decided that she should contact the County for help. If Burnet County fails to help; we could set up a community cleanup day to haul the dead limbs away.

The meeting adjourned at 11:18 a.m. and entered into *Executive Session*. A discussion of items as per agenda clarified the way forward. No items required vote at this time, so no need to reconvene of the Open Meeting. The Session adjourned at approximately 11:45 a.m.