

The Twin Isles POA Board met for a quarterly meeting, via Zoom, September 7, 2024. Everyone was signed on by 10:04 a.m. and the meeting was called to order with a quorum of all Board: President Dennis Woldhagen, V.P. Oma Claunch, Treasurer Matt Kohls, Secretary Alice Gilroy, Phyllis Nunez Sattler, Stephen Webb and Leonard Ledford.

Dennis opened the meeting with a statement introducing himself. He thanked past president David Allard and Deborah Allard for the hard work on the board. He also thanked John Lacy with his years of service as Treasury assistant secretary and thanked Randee Russell for taking over the responsibilities until a replacement can be found.

Dennis stated the current board has the same desires as previous boards and those goals included keeping property values up and keeping the community looking nice. He said there has been division and confusion over old Bylaws and the Board has been trying to clarify the confusion.

The minutes from the April 27, 2024 meeting were read. Matt Kohls made the motion to approve and Oma Claunch seconded.

Matt Kohls gave the Treasurer's report. He reported \$46,130.31 in the bank as of September 6, 2024. Accounts Receivable shows \$14,000, of which \$9,000 is in fines, \$3,600 in Annual dues, and \$1,400 in late dues. Liabilities were \$2,400. The July-August statement showed expenditures of \$3,588.66. Last month \$1,750 was spent to clear waterways. Matt said, "Our budget is looking good at this point." Kohls added that there was \$1,400 in late fee charges that have been outstanding for 31-60 days. Alice made a motion to approve the Treasurer's report and Dennis seconded.

Committee reports were then given:

WATERWAYS

Alice read Brad Kimmells Waterways report as he was not available for the meeting.

Kimmell wrote that the Lochow Ranch and Lake Management had surveyed the waterways this past week and found no Milfoil and said it was best not to apply any chemicals. We recently had our waterways

cleaned for floating algae and debris which was hauled away. Kimmell stated that muck blocks had been installed monthly and will continue for September and October 2024. Information will be sent out to the community for purchasing muck blocks for next season at a discounted rate. These individual applications would be in addition to the Waterways Committee applications. "These applications have made a huge difference," said Kimmell. "We haven't seen any algae blooms." Kimmell told the board if anyone asks about the algae floating on the surface to explain it was algae growing on the bottom that floated to the top from gas and warm weather. "When we have an excessive amount we are hiring a company to remove it to keep waterways clean as possible."

Matt reminded the board that the POA had applied for a reimbursement from the LCRA for weed treatment. We don't have an approval date yet.

BYLAWS REVIEW

Oma reviewed Bylaws and told the board that the current Bylaws have been filed with Burnet County. The new CCR's (Covenants, Codes, and Restrictions) did not pass so our current CCR's are not in compliance with the State mandated CCR's. The Bylaws Committee recommended that we wait until the next State meeting in case there are more changes and then act on all of the State mandates at once. The POA will have to try again to make the community understand there is a need to adopt what the State says we have to adopt.

Oma suggested we post the State Laws that pertain to POA's, Sec. 209, on our website. Matt suggested a link on the website for Sec. 209. The community can then see what laws we have to adhere to. The Bylaws committee also suggested at the next annual meeting we only address approving the laws mandated by state at that particular time and address changes or improvements to other Bylaws at a different time. Members need to also understand we need majority of members to vote on the new mandates. If the members refuse to approve, the community is still mandated to abide by the laws.

VIOLATIONS AND ENFORCEMENT

Oma reviewed violations currently being enforced with fines. He stated there were still four violation letters out regarding ongoing violations. He

stated the committee recommended that Lot 55 will be fined \$300 a month starting in September. He suggested doubling the fine after three months if no action is taken. Matt suggested the board wait until next board meeting and see if any action has been taken and then vote if the fine needs to be doubled. Alice made a motion in favor of Matt's proposal and Dennis seconded. All voted in favor a \$300 monthly fine to Lot 55 beginning this month and revisiting the fine after three months.

Lot A had two ongoing fines, as reported by Oma. One of the fines is a lien. The second fine is \$200 a month for operating an illegal business in the community. Oma stated the committee recommended increasing that fine to \$400 a month. Matt made the motion to increase the Lot A fine and Leonard seconded. All voted in favor.

ARCHITECTURAL REVIEW

Brian Cartee gave the Architectural Review report. He said there were no outstanding AR requests at this time. Brian stated he has been working on revising the current AR request form to make it clearer and easier to keep track of how the process is moving from beginning to end. He said there were fields on the form he has changed to help in that process. He also added fields for approval or denied and conditions if denied. He also said there is an added statement to encourage property owners to keep copies for their records. When it is completed he will ask for the form to be uploaded on the Twin Isles website.

MEMBER COMMUNICATIONS

The board discussed the problems being reported from members with the difficulties now being experienced loading and unloading boats at the community boat ramp. New construction of a home at the turn-around has created issues. Phyllis Nunez Sattler was asked to look into the problem and get some direction on what could be done and a quote on any work. It was discussed that perhaps all that was needed was to move a pole over to widen the entrance.

NEW BUSINESS

A TI property owner, Lennie Gilroy (spouse of Board Member Alice Gilroy) addressed the board over information he had found out concerning Special Warranty Deeds (and Quit Claims) as it pertains to TI property

owners. Gilroy had become concerned about ownership of bulkhead property after seeing several stories of people who were faced with legal issues, failed land sales, and lender problems, after finding out they did not own the property all the way to the water (the fill line with bulkhead). News reports were highlighting stories of scammers who had discovered the ownership extended only to the end of the grass. Scammers then bought up the remaining fill line property and then would try and sell back the footage to the property owner at exorbitant prices. There are also concerns of what was thought to be your personal property being used by someone else.

The research with a local title company showed good news for the Twin Isles Community. According to legal documents filed with Burnet County, in 1991 the Twin Isles Developer, Odie Ainsworth, (ASSCOA INC) conveyed all remaining common property, not privately owned, to the Twin Isles POA. This was done with a Quit Claim Deed on Jan. 22, 1991 and recorded on April 5, 1991. The Deed allows the POA to protect property owners in Twin Isles. The POA will not sell the fill-in property to anyone and will be able to give a Quit Claim Deed to anyone whose survey shows their property does not already extend to the water. The need for a Quit Claim Deed would avoid any possible issues when selling the property. Gilroy intends to go thru the process of getting a Deed thru the Title Company and the POA. Once the process is done the POA will help any other property owners navigate the process if they so desire and will have forms to issue Quit Claim Deeds after the property is surveyed.

There being no further business the meeting adjourned at 11:13 a.m., with a motion by Matt and a second by Leonard.