

The Twin Isles POA met for business meeting, Nov. 2, 2024 via Zoom. A quorum was met with Dennis Woldhagen, Oma Claunch, Leonard Ledford, Matthew Kohls, Phyllis Nunez Sattler, and Alice Gilroy in attendance. The meeting was called to order at 10:07 a.m.

Alice read the minutes from the September 7, 2024 meeting. Oma made a motion to approve and David Allard seconded. All were in favor.

Matt gave the financial report. He reported we were in budget in all areas and the POA's financials looked very healthy. We currently have a balance at the bank of \$47,302.09. The Accounts Receivable showed \$15,681.63 (99% of those are fines); Current Accounts Payable is \$833.56. Matt said only \$1,700 was paid out this year for canal cleanup. We are waiting to hear back from LOCHOW if there will be any reimbursements from LCRA. Oma made a motion to approve the treasurer's report and David seconded.

Committee Reports

Waterways: Brad Kimmell submitted a letter, and read by Alice, that stated the waterways were clear at this time. He reviewed the major cleanup we did in the summer for algae, and said the muck blocks that had been dropped in the canals since April, will be stopped in November because cooler temperatures reduce the effectiveness of the blocks. He said he has noticed a difference in the thickness in the muck. The smell has also been reduced. He will be announcing when it is time to purchase muck blocks and pass it on to community members who want to purchase extra for their areas.

Entryway Improvements: Phyllis reviewed the improvements that have been made on entrance roadway. The board commended her for the work and persistence needed for that to get done. Phyllis said she would like to put out wildflower seeds, with the help of Susan Nye, to help beautify entrance. Barbara Kimmell reminded the board that Marble Falls high school volunteers had helped last year in cleaning up the area with painting, etc. She thought it would be a good idea to contact the school again and get help. Phyllis will get back to the board on cost of flower project.

Violations Enforcement: Oma reported only one new violation had been reported and it was resolved immediately. There are three outstanding properties resulting in four fines that have not been paid. One owner had made a partial payment. Oma asked that we send out a reminder after the first of the year about the necessity of property owners to stay in compliance with POA regulations and to register the cars that are sitting on their lots. Oma wants to remind the community that in 2025, cars will not need to be inspected to get them registered.

Welcome Package: Alice reported on progress of getting a welcome package put together for new owners. She stated it is hard to carry one to someone because of conflicts in people's schedules. She said she would like to concentrate on the website and promoting the address so people will go to the site to get information they need.

She has communicated her ideas to Harold Daniel, our web page designer, and is waiting to hear back on his opinion and suggestions. Will also get with Randee Russell on a way to pass on the website address to Title Companies working with new owners. We also had a volunteer who will paint the website address on the entry way sign to the community.

OLD BUSINESS

Special Warranty Deed: Alice reported on the progress of the “Deed w/o Warranty” that she and her husband received from the Title Company that released all claim from Twin Isles on the bulkhead (fill in area) at the end of their property and the water. She said it was a simple process. First a new survey is done that includes the “fill in area” and the survey is given to the Title Company who then uses the legal description from the survey to make a “Deed w/o Warranty”. This deed is signed by the President of the POA which releases the claim the POA has on the area. A quick way for any owner to check if they have ownership of that area is to look at their survey. If the survey does not go all the way to the water, then they may want to consider getting this Deed w/o Warranty. Oma suggested we get help from the Title Company on the wording for a motion to pass by the board to allow the President to sign any future requests the board receives. Alice will look into that.

There was no new business and no executive session needed. Alice voted to adjourn the meeting and Leonard seconded. The meeting adjourned at 11:08 a.m.