

The Twin Isles POA Board of Directors met for a quarterly meeting, via Zoom, Feb. 15, 2025 at approximately 10:05 a.m. A quorum was present as all board members were in attendance: President Dennis Woldhagen, V.P. Oma Claunch, Secretary Alice Gilroy, Treasurer Matt Kohls, Phyllis Nunez-Sattler, and Stephen Webb. One board member, Leonard Ledford, had resigned from the board since the last meeting due to a move out of the community.

Alice read the minutes of the previous meeting which were unanimously approved. She also made note for the record of a vote by the board via email on December 17, 2024 to increase our Trustee Liability Coverage from \$500,000 to \$1 million. This will be an increase of \$463.00 for a yearly total of \$2,391.00. The Board Insurance is carried by Intac Advisors. This new rate also includes a \$75.00 broker's fee. The vote was made after a motion in favor by Alice, a second by Matt, and carried by votes from Stephen and Oma. There was no reply to the vote by Dennis or Phyllis.

A vote by email was also held by the board, Feb. 14, 2025 to pay two more months to Highland Management until April 2025. The vote was approved and a future contract will be discussed in further detail at the May meeting.

Alice reminded the board about the updates done by Harold Daniel on our webpage. The new format will hopefully lead to an easier way for new members to find information about the board. It includes links to ARC forms, boat ramp key information, Bylaws, community resources, board contact and committee information, financials, and upcoming meeting information. Alice said she had hoped to deliver packets to new members in person, but found it was too difficult to catch people at home especially if they weren't full time residents.

Matt presented the Treasurer's report. As of January 31, 2025 we have a balance in the bank of \$44,680.24. We have accounts receivable of \$19,974 dollars mainly due from fines. Matt said, "We can not expect to get them paid in the short term. We are currently within budget in all areas except insurance cost being \$379 higher due to increased coverage of \$1million to meet industry minimum standards and for POA management, which we approved to move money into the budget to cover these expenses. We are doing great in the waterways budget due to not having to treat the canals due to no signs of weeds at the time, and also below budget on muck blocks due to the great response from the community in personally buying some to offset the amount the POA buys. We are on track to be in great standing at the end of the fiscal year July 2025. Reports are posted on the website."

The board discussed the need for a boat ramp committee and a cost effective way to make the area easier to turn around and put a boat into water. With new home construction at the boat ramp it has become difficult for the community to maneuver. The board needs to look at the cost of any work. Matt suggested that the most cost effective way to change the ramp would be to simply change the angle of the gate.

In the Violations report, Oma said there were two new violations and both were already taken care of. In one instance Cindy Ward, of Highland Management reached out and the owners submitted an ARC form. In another instance the ARC committee reached out and the issue was resolved. Oma said a lien on property is moving forward on a repeat violator.

Phyllis spoke on the work that has been done by the beautification committee. Wildflowers had been planted. Barbara Kimmell had organized a work day with MFHS students involved in the Rick Edwards Day of Service. The students arrived with their sponsor, on the freezing cold day of February 14, 2025 and picked up a lot of trash at the entryway, as well as washing the white fence, signs, and poles. They also painted the back of the poles of the Twin Isles sign. The work that couldn't be completed because of time constraints will be completed by Phyllis and her husband, Kevin. Phyllis stated the boat ramp poles and the "no parking sign" need to be painted with reflective paint.

Phyllis said she had received a phone call from TXDOT informing her that a left hand turn lane for our entryway was in the works. There was no timeline or detailed information included. The County Commissioner has texted Phyllis that roads will be paved in the community but they are waiting on the work to be done at the entrance by TXDOT. Waiting on the highway work to be done would protect newly paved roads from being damaged by equipment. Oma suggested when we have a timeline we should consider getting a bid to pave the smaller roads in the community that are not owned by the County. Oma said, "When they are here paving our community's County roads, maybe it would be cheaper to hire them to pave the smaller roads owned by Twin Isles POA at the same time."

David Allard addressed the board and asked if the board was going to bring forth what needs to be voted on concerning Bylaws and Covenants that didn't get done at the last yearly meeting in July 2024. The Covenants are mandated by the State and have to have voter approval. Randee Russell said she is currently focusing on the required state laws. Cindy Ward said she is checking on the new changes that have been made on the Covenant voting procedure.

The resignation of Leonard and the board vacancy was discussed. The president acknowledged an appointment could be made by him and approved by board for a volunteer to fill the one year unexpired term of Leonard. Volunteers are also being sought for two year terms beginning in July 2025.

As there was nothing further to discuss the meeting adjourned at 11:12 a.m.

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