

The Twin Isles members met for their annual meeting, July 20, 2024 at 10:00, in the Granite Shoals Fire Department, to vote on new board members, Bylaws, and Covenants.

Board President David Allard called the meeting to order. John Lacy, who is part of the Election Committee, stated a quorum was present.

The minutes from the previous Annual Meeting from July 22, 2023 was read and approved on a motion by Don Baker and seconded by Barbara Kimmell.

Allard addressed the community with report on the the POA business. He stated according to Bylaw 2.01 the POA's goals are to "maintain high standards of maintenance, property value, and to make Twin Isles a pleasant place to live."

Allard stated this annual meeting is interesting to hear voting results, finance and operations updates. People volunteer for the board to "meet people, understand how the POA works, push for improvement near their property or make a positive difference in the community."

Allard said the safety issues the board has been pushing on State Road 1431 are moving forward. He said, “Studies are in progress for more than the current paving we see”.

Allard highlighted the population growth in Texas, property values in the hill country that have more than doubled and community tensions are up.

Allard stated the board had re-started a consistent violation process as the BOD is obligated to do by law. He said it is difficult for neighbors to police each other which is why the board had hired a property manager for a trial basis. David said, “Cindy Ward has helped the board volunteers with numerous Texas law changes and new ideas. The Treasury Authority still remains with the board.”

Allard also gave thanks to the retiring board: Barbara Kimmell, Don Baker. Allard is also retiring.

In the absence of Board Treasurer Matt Kohl, the Assistant Treasurer Johnny Lacy gave the Treasurers report. The balance sheet as of June 30, 2024 showed total assets of \$58,164.06. Total Equity of \$34,572.65, with a total Liabilities and Equity of \$58,164.06.

The Profit and Loss report of July 2023 thru June 2024 showed total income of \$48,011.86. Total expense of \$22,894.44 with a net income to carry over of \$25,117.53.

Allard then presented the Annual Budget Report. Revenue showed a total of \$24,975. This includes items such as: Annual Assessment fees, Waterway Assessment, Annual Road Assessment, Property Transfer Fee, Interest, and Past due fees.

Expenses totaled \$23,675 and included: Waterways maintenance, muck blocks, computer and internet expense, land and groundskeeping, annual meeting expense, postage and box rent, professional fees, property manager, rent of meeting room, utilities, and property tax. Excess revenue was \$1,300 and total carryover was \$25,772.65.

Also included was a line item in the budget for \$3,000 for six months of Professional Services with the ability to terminate services with 30 days notice. The board had approved with a majority vote to continue with the services that had previously been paid by donations.

Brad Kimmell spoke on the Waterways Committee. He said the committee is within the budget and if things continued to do well we will be under budget next year. This should allow us to have reserve funds in case of future problems. Kimmell has been installing muck blocks monthly and many members have purchased extra blocks themselves. Kimmell said, "These have been effective in preventing algae blooms and reducing muck." He said it was a multiple year process but many members have seen reduced muck in their areas." Kimmell said we must remain diligent because weeds can float into our waterways and get re-established." Kimmell said that after Milfoil Treatment, Lochow Ranch Lake and Pond Management inspected and found practically no Milfoil. He said this was the first time since we had the major weed issue in the canals.

Kimmell said Lochow is now a client of LCRA and LCRA is very pleased. Lochow recently treated 100 acres on Lake LBJ for LCRA. Kimmell thanked the board for their support and the volunteers who have helped.

Tomm Patterson spoke on the Architectural Review Committee. He said the priorities of the Committee included updating the ARC Review Form. He said

the form was originally developed to make the application process brief to speed up the process, but the changes in state laws and the makeup of neighborhood projects has actually made the approval process longer because of the brevity of the application. He said definitions and clarifications in building standards and covenant restrictions need to be made to help the homeowners plan and the board process ARC forms. Tomm said he was currently working with Cindy Ward to draft a more complete and standardized set of building standards to be used in conjunction with the Bylaws and Covenants. The committee is also working on process of informing new property owners of the ARC requirements they are agreeing to when they purchase property in Twin Isles.

Don Baker spoke on Violations Committee. He had served on that committee for 2 years. He said he had focused on engaging with lot owners in person when a complaint was received and to discuss the complaint with a goal of resolving the issue. He said the majority of violations were resolved in that manner. If the committee was not able to meet in person then an email was sent to the lot owner and that procedure worked the majority of the time. Since 2022 the Twin Isles POA had cleared up 18

violations brought to their attention. He stated there were some lot owners who have ongoing and outstanding violations and the Board has followed the Bylaws and enforced fines and in some cases had to file a lien to encourage compliance. Baker said the POA Bylaws are in place to protect the interest and investment of each and every lot owner.

Deborah Allard spoke on work of the Bylaws Committee. She said the Committee has been very busy and their work has been presented to the membership for a vote. There has been one change in the Bylaws document that will have to be voted on next year. She said the Covenants Conditions and Restrictions are important to keep the neighborhood looking nice. She said we shouldn't have to worry about, "our neighbor using the lot next door as a dump site and devaluing our home." The CCR's are updated to keep up with state law and to define how to be a better neighbor. "Many of the revisions we sought were to ensure they contained the correct processes stated in Chapter 209. Chapter 209 is the Texas Residential Property Owners Protection Act."

Deborah encouraged the board to take every violation seriously and address them quickly to be

consistent and to keep small issues from escalating into big issues.

During unfinished business Allard asked for a show of hands from those present if they did or did not want the board to proceed in looking into improvements for the boat ramp and difficulties faced when loading and unloading. By a show of hand the membership relayed they would like the board to proceed with studies. No one wanted it to be left alone.

Several speakers signed up for a five minute limit to address the membership. Olie Buchanan spoke on the direction of the POA. She said the Twin Isles Neighborhood was “originally a mobile home neighborhood”, and she believes the board is working to get out anyone who owns a trailer house.

Tomm Patterson addressed the membership on the hostility from a some people in the neighborhood. He asked for calm and understanding.

Ray Hendren thanked the Waterways Committee for their work. He said with the property values going up, the community having a Property Manager

would be an improvement. Hendren expressed his appreciation to all the volunteers.

Election results were announced. Elected to the new board were: Dennis Woldhagen, Oma Claunch, Leonard Ledford, and Stephen Webb. All new and revised Bylaws were passed. The CCR's did not pass because of a failure to have a majority quorum.

Allard thanked the Election Team: Susan Nye, Johnny Lacy, and Randee Russell who were still working on election results when the meeting adjourned at 11:45 a.m.

When the crowd cleared, the new board met in executive session with David Allard and Deborah Allard who briefly spoke on bylaws and the first steps forward for new board.

The board reconvened and voted in Dennis Woldhagen as president; Oma Claunch as vice president; Alice Gilroy will remain as secretary and Matt Kohl will remain as Treasurer.