

**TWIN ISLES PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
January 24, 2026 | 10:00 A.M. | Via Zoom

**1. ESTABLISHMENT OF QUORUM**

The meeting was called to order via Zoom. A quorum was established. Board members present included Dennis Woldhagen, Don Baker, Harold Daniel, Bradley Kimmell, Oma Claunch, David Kassabian, and Phyllis Nunez Sattler. Community members were also admitted to the meeting.

**2. READING OF THE MINUTES OF OCTOBER 25, 2025**

Harold read the minutes of the October 25, 2025 board meeting. The minutes were approved.

**3. FINANCIAL REPORT OF THE TREASURER**

Oma presented the financial report. The association holds approximately \$29,000 in available cash. The waterway maintenance is slightly over budget, due to recent flooding-related expenses.

**4. COMMITTEE REPORTS**

**A. Waterway Review**

Brad reported on waterway conditions. The board approved the purchase of approximately 70 muck blocks at a cost of roughly \$3,600. Brad will send a mailer and email to the community to coordinate additional block purchases. A weed inspection with Lochhow Ranch and Pond Management is planned for March, with potential treatments estimated at approximately \$1,500 per treatment. Members were encouraged to add beneficial bacteria to the lake to help reduce muck and algae. The recent flood has introduced new material, making it difficult to measure the effectiveness of prior treatments.

**B. By-Laws Review**

The board discussed the legal structure for allocating funds toward waterway maintenance, specifically whether to pursue restricted dues or special assessments. The board agreed to consult an attorney regarding dedicated reserves and to add a legal review of dues allocation restrictions to the next meeting agenda.

**C. Violations and Enforcement**

Property Manager Cindy Ward provided an update on violation management and communication protocols. The board agreed to add the violations reporting process to the next meeting agenda. David raised a question about the legality of denying ARC approvals to members with outstanding fines; this topic was also added to the next meeting agenda.

#### **D. Architectural Review**

The board reviewed pending architectural review requests, including several sheds and boat docks. Some violation matters associated with prior ARC requests remain pending.

#### **E. Member Communications**

Phyllis reported on an upcoming community beautification project with Marble Falls ISD students, scheduled for February 20, 2026. The board approved spending on lunch for the volunteers. Phyllis also updated the board on TxDOT's approval of a right-of-way left-turn lane project; construction plans are still pending.

### **5. OLD BUSINESS**

#### **A. PayHOA Software**

Don reported that the PayHOA trial period has ended. The estimated monthly cost is approximately \$165 for the association's 164 lots, which is within the annual budget. The software would replace the current QuickBooks setup and offers document storage, payment processing, and member access features. The board noted that historical documents have been recently scanned and are ready for digital storage. Don will contact PayHOA to set up a demo and training session for all board members. Don and Randy will meet to review the QuickBooks data migration process.

#### **B. Proposed Budgeting for Reserves: Waterways, Road Maintenance, and Boat Ramp**

The board discussed proposed reserve funding targets. The group agreed to target \$25,000 annually for waterway maintenance and \$20,000 to \$25,000 for general maintenance including road repairs. A boat ramp status update was added to the next meeting agenda.

#### **C. CCR 11.01 -- Waterways Maintenance Reserve**

The board continued discussion on a proposed change to CCR 11.01 to create a dedicated waterway maintenance reserve. Debate continued between restricted dues increases and special assessments as the preferred mechanism. Cindy noted that most associations she manages use regular dues for operations and special assessments for capital improvements, with only one using a dedicated road repair reserve fund. The board agreed to add a legal review and discussion of the reserve fund structure to the next meeting agenda. A formal proposal to the community is anticipated for the spring.

### **6. NEW BUSINESS**

#### **A. Property Manager Value Reporting**

The board discussed how to better communicate the value of property manager's services to the community. The property manager will begin maintaining a running report of her activities starting in January. The board noted that specific violation details cannot be disclosed, but general information about the scope of her work can be shared. The board agreed this reporting will help inform the community ahead of any dues increase discussion.

### **B. Potential Dues Increase / Special Assessment**

The board discussed the need for community approval before increasing dues. Brad proposed a structure in which waterfront lots would pay \$350 per year and non-waterfront lots would pay \$150 per year. The board agreed to continue developing a transparent funding proposal for the community, likely presented in the spring. The legal structure for any dues allocation will be reviewed at the next meeting.

### **7. ADJOURN**

There being no further business, the meeting was adjourned.

### **8. EXECUTIVE SESSION**

The board convened in executive session to address the following matters:

#### **A. POA Violations**

The board reviewed several outstanding violation matters.

#### **B. Violation Fines**

The board voted to increase a recurring fine to \$400 per month (Brad abstained).

**Twin Isles Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 July 1, 2025 through January 24, 2026

8:44 AM  
 01/24/2026  
 Accrual Basis

	<u>Jul 1, '25 - Jan 24, 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
4000 · Assessment Fees	24,225.00	24,175.00	50.00	100.21%
4010 · Property Transfer Fee	500.00	600.00	(100.00)	83.33%
4200 · Interest Income	273.50	100.00	173.50	273.5%
4250 · Past Due Fee	475.00	125.00	350.00	380.0%
4500 · Fine for violations	8,600.00	0.00	8,600.00	100.0% *
<b>Total Income</b>	<b>34,073.50</b>	<b>25,000.00</b>	<b>9,073.50</b>	<b>136.29%</b>
<b>Cost of Goods Sold</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Gross Profit</b>	<b>34,073.50</b>	<b>25,000.00</b>	<b>9,073.50</b>	<b>136.29%</b>
<b>Expense</b>				
5010 · Waterways Maintenance	18,000.00	3,500.00	14,500.00	514.29%
5020 · Muck Blocks	0.00	3,600.00	(3,600.00)	0.0%
<b>Total 5020 · Muck Blocks</b>	<b>0.00</b>	<b>3,600.00</b>	<b>(3,600.00)</b>	<b>0.0%</b>
6170 · Computer and Internet Expenses	461.22	215.00	246.22	214.52%
6330 · Insurance Expense	2,491.00	2,900.00	(409.00)	85.9%
6370 · Land and Groundskeeping	1,080.00	1,200.00	(120.00)	90.0%
6430 · Annual Meeting Expense				
6431 · Rent Expense	200.00	0.00	200.00	100.0%
6433 · Miscellaneous	112.69	0.00	112.69	100.0%
6430 · Annual Meeting Expense - Other	0.00	400.00	(400.00)	0.0%
<b>Total 6430 · Annual Meeting Expense</b>	<b>312.69</b>	<b>400.00</b>	<b>(87.31)</b>	<b>78.17%</b>
6480 · Management Software	0.00	3,600.00	(3,600.00)	0.0%
6650 · Postage and Box Rent	60.00	135.00	(75.00)	44.44%
6670 · Professional Fees				
6671 · County Records	170.26	175.00	(4.74)	97.29%
6672 · Legal	0.00	700.00	(700.00)	0.0%
6673 · POA Manager	3,600.00	7,200.00	(3,600.00)	50.0%
<b>Total 6670 · Professional Fees</b>	<b>3,770.26</b>	<b>8,075.00</b>	<b>(4,304.74)</b>	<b>46.69%</b>
6690 · Property Lien	0.00	100.00	(100.00)	0.0%
6860 · Utilities	561.68	975.00	(413.32)	57.61%
6870 · Property Tax	310.99	275.00	35.99	113.09%
<b>Total Expense</b>	<b>27,047.84</b>	<b>24,975.00</b>	<b>2,072.84</b>	<b>108.3%</b>
<b>Net Income</b>	<b>7,025.66</b>	<b>25.00</b>	<b>7,000.66</b>	<b>28,102.64%</b>

\* Violations are billed but not received as of this date.

**POA Board Meeting, Jan 24, 2026**  
**Dues Increases for Discussion**

<b>Currently 2025-2026</b>		
\$200 Waterfront Lot, \$100 Non-Waterfront Lot		
<b>Additional Dues for Waterways Members - 1/2 of their Dues</b>	\$	<b>10,650.00</b>
<i>*current budget is \$7100.</i>		
<b>Remainder of Dues Equal for All Members</b>	\$	<b>13,775.00</b>
<b>Total Dues</b>	\$	<b>24,425.00</b>

<b>Proposed 2026-2027 and moving forward</b>		
\$300 Waterfront Lot, \$150 Non-Waterfront Lot Proposed		
<b>Additional Dues for Waterways Members - 1/2 of their Dues</b>	\$	<b>15,975.00</b>
<i>*this needs to be dedicated to waterways only</i>		
<b>Remainder of Dues Equal for All Members</b>	\$	<b>20,662.50</b>
<b>Total Dues</b>	\$	<b>36,637.50</b>

<b>Proposed 2026</b>		
<b>\$200 One time assessment for Waterway Lots</b>		
<b>One Time Assessment strictly for Waterways Fund</b>	\$200 for waterfront lots	
<i>*this needs to be dedicated to waterways only</i>		
<b>One Time Assessment to refund Waterways Fund</b>	\$	<b>21,300.00</b>

**Expenses:**

<b>Muck Blocks - 70 each</b>	\$	<b>4,000.00</b>
<b>Chemical Weed Treatment - Lochhow Ranch and Pond Mgmt</b>	\$	<b>6,000.00</b>
<b>Misc Clean Up Allowance - TD Helco</b>	\$	<b>5,000.00</b>

The weed treatment and misc clean up are estimates only. Actual conditions determine actual costs.