

TWIN ISLES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 25, 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, and David Kassabian. Property Manager Cindy Ward also attended.

2. READING OF THE MINUTES OF JANUARY 24, 2026

Harold read the minutes of the January 24, 2026 board meeting. The board noted that the minutes had already been approved via email prior to the meeting.

3. FINANCIAL REPORT OF THE TREASURER

Oma presented the financial report on behalf of Randy, covering the Profit and Loss Budget vs. Actual and the balance sheet.

On the income side, assessment fees are on track and came in slightly above expectations. Property transfer fees, interest income, past due fees, and violation fines are accrued but not yet received, meaning they are not cash in the bank.

On the expense side, waterway maintenance reflects the cleanup costs from July. Oma noted that the \$15,000 waterway reserve set aside last year could not be properly accounted for within the existing budget structure, and that this will be trued up at year end. The muck block purchase is on track. Computer and internet expenses are slightly over budget due to a Zoom charge that had previously been paid personally by Harold. Insurance, land and groundskeeping, and land maintenance are slightly under budget but expected to catch up by year end. Management software has not yet been paid for, as PayHOA has not been implemented. Legal fees have been budgeted at \$700 but not yet billed; Oma noted that legal services have been obtained and a bill is expected before the annual meeting due to the CCR review. The property manager fees are on target.

The balance sheet shows approximately \$26,800 in available cash. Total assets appear as approximately \$67,000, but roughly \$40,000 of that is accounts receivable from accrued assessments, interest, late fees, and violation fines accumulated over nearly 10 years. The current liabilities include boat ramp key deposits, which are held as an ongoing liability. Oma noted the association is getting lean on actual available assets.

David asked about the legal opinion referenced in the budget. Oma confirmed that communication with the attorney the previous Thursday and that the details would be discussed later, as the topic was not on the current agenda. The board agreed to include it on the agenda for the upcoming special meeting. David stated verbal

statements from a lawyer communication through a third person have little or no value. Oma stated a written attorney opinion would be coming in the future

Oma also noted that the board will need to approve a budget for the upcoming year and proposed scheduling a special board meeting in approximately one month, to allow enough lead time before the annual meeting (anticipated mid-July). The special meeting would finalize items requiring a member vote, including any CCR changes and the proposed dues or assessment structure.

Dennis thanked Oma for the preparation and for consulting with the attorney.

4. COMMITTEE REPORTS

A. Waterway Review

Brad reported on waterway conditions. The POA purchased 70 muck blocks, and community members independently purchased an additional 75 blocks, bringing the total treatment for the year to 145 blocks. Brad noted this level of community participation is a positive sign and that treatment of the canals with beneficial bacteria will begin within the next week or two. He has already placed a couple of blocks in the short canal.

Lockhow Ranch and Pond Management recently conducted an inspection of the waterways. They identified a submerged weed called Coontail near the front of the short canal and by the boat ramp. Brad noted that the LCRA does not consider Coontail a significant problem and that it may be considered beneficial to wildlife, so the board is uncertain whether treatment or removal would be permitted. He will continue to monitor and may consult with Steven Davis for further identification assistance.

Oma and David also noted that a large mass of floating leafy vegetation was observed moving through the main body of the lake that morning, possibly dislodged from nearby coves by boat traffic. David had taken photos and sent them to Brad. The material may be water hyacinth or a similar plant. Brad indicated that if it becomes a significant problem in the canals, they may need to have it removed.

B. By-Laws Review

Oma reported that the bylaws are considered current and up to date following the changes approved last year in compliance with Chapter 209. The CCRs, however, were not approved at the prior vote because the association did not receive the required number of responses. Those CCR changes, along with an additional item raised by David regarding the Architectural Review Committee, still need to be brought to a member vote. The board agreed this would be addressed at the upcoming special meeting.

C. Violations and Enforcement

Cindy reported that four violation notices had been sent out. One has been resolved. Cindy connected the property owner directly with Brian (ARC), and they reached a workable solution. The remaining three violations are still outstanding, with no response received from those property owners.

Cindy outlined the standard enforcement timeline: property owners are given 30 days to respond to a first violation letter. If there is no response, a second letter is sent, after which the board may vote to impose fines. Cindy will coordinate with Don on next steps for the three unresolved violations.

Oma noted that the delinquent dues list has been reduced to 7 accounts following a recent round of reminder letters. Cindy confirmed she will send certified collection letters on Monday to those still outstanding, with notice that a lien will be filed if payment is not made.

Dennis noted that some of the outstanding violations involve a difference of opinion on whether a violation exists, and emphasized the need to eliminate gray areas in the enforcement process going forward.

D. Architectural Review

Oma noted that he had spoken with Brian (ARC Chair) recently and that he had personally resolved the outstanding ARC-related violation by meeting with the property owner and working out a solution. The board acknowledged his efforts. Oma also mentioned that a couple of new ARC requests are expected to come in soon.

E. Entry Way Improvement Committee

Phyllis was not present at the meeting. Oma relayed that Phyllis had called the previous day and confirmed that the entryway improvement project is still in the budget and on plan. The county road improvements are also still pending, awaiting TxDOT to proceed. Phyllis expects to have better timeline information available at the next meeting. Dennis noted that the current entry situation has resulted in near-accidents and expressed urgency in moving the project forward.

F. Property Manager Reports for January, February, and March

Cindy indicated that her activities for the quarter were largely covered under the violations discussion. She described the quarter as relatively quiet, with approximately 40 to 50 email interactions and several phone calls. There were no new violations during the period; activity was focused on the four ongoing violation cases. She is also assisting with collections for delinquent dues.

G. Member Communications

Dennis asked about member communications and Harold clarified that this agenda item provides an opportunity for community members present on the call to bring items forward. There were no member communications submitted during the meeting.

5. OLD BUSINESS

A. PayHOA Software

Don reported that there has been no progress on the PayHOA implementation since the last meeting. The primary contact needed to move forward has been difficult to reach. Dennis noted the importance of getting the software up and running. Don confirmed it is a priority and will continue efforts to advance the implementation.

6. ADJOURN

There being no further business, Don made a motion to adjourn. David seconded. The motion carried and the meeting was adjourned.

7. EXECUTIVE SESSION

The board convened in executive session. Community members and the property manager were excused from the call.