TWIN ISLES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 20, 2026 | 7:00 P.M. | Via Zoom

1. ESTABLISHMENT OF QUORUM

The meeting was called to order via Zoom by Dennis Woldhagen. A quorum was established. Board members present included Dennis Woldhagen, Don Baker, Harold Daniel, Bradley Kimmell, Oma Claunch, and Phyllis Nunez Sattler. David Kassabian was not present. Randee Russell was also in attendance.

2. REVIEW AND VOTE ON 2026/2027 BUDGET

Oma presented the proposed 2026/2027 budget. He stated the association is projected to end the current year with approximately $15,000 in the bank, assuming no additional unexpected expenses. He also referenced a waterways expense summary showing that over the past four years the POA has spent a total of $116,667.21 on waterways. A significant portion of that, roughly $60,000, was spent in a single year during a prior weed crisis and was drawn from existing POA reserves. Oma emphasized that this spending has depleted reserves to the point where there is little financial cushion remaining.

Oma walked through the proposed budget line by line. Projected total income is approximately $25,000, slightly down from prior years due to recent lot consolidations by current owners, which reduce the dues collected on additional lots. Property transfer fees are estimated at $600, interest income at roughly $100, and past due fees at approximately $125.

The total proposed budget came to $24,950, leaving approximately $50 over projected income.

Brad Kimmell raised concern that the waterways line item had been reduced from $12,500 in prior years to the current $7,000, and then further to $3,500 in the proposed budget, even as actual waterways spending has consistently exceeded $12,500 annually. He questioned why the waterways budget was reduced when spending had not. He formally moved to increase the waterways budget line back to $12,500.

Oma explained that increasing the waterways line to $12,500 within the current income structure would put the budget approximately $6,500 over total projected income, which the deed restrictions do not allow. He also explained that some of the waterways spending in prior years ran through a reserve account that was being trued up separately in QuickBooks, and that the new accounting line item reflects the reality that volunteer bookkeeping is no longer available. He suggested if anyone would like to volunteer to do the bookkeeping, we could really use it.

Brad also noted that he had received the proposed budget only about 20 minutes before the meeting and expressed frustration that the board had not had more time to review it.

Oma acknowledged that the final numbers had not been available until shortly before the meeting.

The board agreed that the proposed budget, while imperfect, represents the maximum that can be set within current income. Dennis Woldhagen summarized the consensus: the budget needed to be approved, and the focus should shift to the special assessment and dues discussions to address the funding shortfall.

Oma made a motion to approve the proposed 2026/2027 budget. Don Baker seconded. Dennis Woldhagen and Harold Daniel also voted in favor, as did Phyllis. Brad Kimmell abstained, stating that he did not believe the budget was adequate but acknowledged the vote had sufficient support to pass. David Kassabian was not present. The motion carried 5-0 with one abstention.

3. REVIEW AND APPROVE PROPOSED BYLAWS AMENDMENTS

Oma reported that there are no proposed amendments to the bylaws at this time. He noted that if a dues change is approved by the membership, a corresponding bylaws update would be handled as part of that vote rather than as a separate action.

No discussion was recorded and no vote was taken on this item.

4. REVIEW AND APPROVE PROPOSED CCR AMENDMENTS

Oma introduced the proposed CCR amendments, noting that Randee, along with Barbara and Susan, had prepared the documents.

He explained that when the bylaws and CCRs were previously combined in a single document, the CCR section began at Section 14. Now that the documents have been separated and the CCRs stand alone, the sections have been renumbered to begin at Section 1. The substantive changes are limited to what is required by Chapter 209 of the Texas Property Code. One item previously included, related to Section 101, was removed at David Kassabian's suggestion because it was not required under Chapter 209.

A new Section 11 was added at the direction of the POA's attorney. It outlines the association's authority regarding dues and special assessments. The attorney advised that this language needs to appear in the CCRs rather than only in the bylaws, because CCRs govern homeowner obligations and make the provisions enforceable under deed restrictions. The former Section 11 was renumbered to Section 12.

Don Baker asked whether the proposed CCRs could be published on the POA website. Oma confirmed they can and should be posted as proposed documents, clearly labeled as such and pending member approval, in advance of the annual meeting. Harold Daniel agreed to post them. Brad Kimmell suggested also noting that the proposed changes reflect what is required by Chapter 209.

Brad Kimmell made a motion to approve the proposed CCR amendments for submission to the membership for a vote. Dennis Woldhagen seconded. All board members present voted in favor. The motion carried unanimously.

5. REVIEW AND APPROVE PROPOSED CHANGES IN DUES

Oma presented the proposed dues structure. He stated that the current dues are among the lowest in the surrounding area, citing by comparison that a nearby community on Mill Creek Road charges $1,500 per lot annually.

The proposal is to set dues at $220 per lot, with a 50% reduction for additional lots owned by the same owner. Oma noted this structure is cleaner and easier to administer than the current tiered approach. The change would apply beginning June 2027 and would increase projected annual revenue to approximately $30,000, which is roughly $5,000 more than the current budget. The board unanimously agreed the increase is needed; the question, as several members noted, is whether the membership can be convinced to approve it.

The board discussed how to present the need to the community effectively. Don Baker and Brad Kimmell both emphasized the importance of community communication and education ahead of any vote, including showing members the documented history of waterways expenditures and the consequences of inaction. Brad noted that in 2022 the dues increase passed in part because of high community engagement during an active weed crisis. He suggested that the annual meeting serve as an opportunity for open discussion with the community before or alongside a vote.

The board agreed that the proposed dues change would be presented to the membership for a vote at the annual meeting, anticipated on July 11th. The board also discussed the idea of a town hall meeting prior to the annual meeting to allow community members to ask questions and understand the financial situation.

This item was carried forward under the combined motion in Item 6 below.

6. REVIEW AND APPROVE PROPOSED SPECIAL ASSESSMENT

Oma presented the proposed special assessment, describing it as a reserve fund rather than an operating contribution. He explained that the funds would be set aside specifically for waterways, roads, and boat ramp maintenance, and that a future board would not be authorized to redirect those reserved funds.

The proposed special assessment is $450 per owner, consistent with the per-owner structure used in the prior special assessment rather than a per-lot basis. At current ownership levels, a $450 per-owner assessment is projected to raise approximately $49,000 in total. Oma proposed collecting it in two installments: one in September and one in March, to ease the financial impact on members and avoid a large payment immediately following the June dues billing. He also noted that structuring the assessment with both installments within the current board term reduces the risk of a future board declining to collect the second installment.

Brad Kimmell raised an alternative structure: a per-lot assessment of $200, which he projected would raise approximately $27,550. He noted this might be more acceptable to single-lot owners. Oma responded that a per-lot structure would disproportionately affect off-waterfront owners who hold multiple lots, and that the per-owner approach was used previously for equity reasons. The board discussed the tradeoffs at some length but did not reach consensus on the alternative structure.

Don Baker noted that the last major waterways crisis cost approximately $53,000, underscoring that even the $49,000 raised by the proposed assessment may not be sufficient for a worst-case event.

The board also discussed the need for the CCR amendments (Item 4) to pass before dues or special assessments can be enforced under deed restriction authority, and confirmed that the attorney had advised the new CCR language addresses this.

The board discussed how to structure the member vote. Oma and Dennis Woldhagen supported voting at the close of the annual meeting, citing past experience where members arrived with proxies but left without voting because they expected to vote at the end of a discussion that never happened. Brad Kimmell expressed concern that a same-day vote would make it harder to achieve the required majority. It was suggested via the chat that the voting period open at a town hall meeting and remain open through the end of the annual meeting, which several board members supported.

The board agreed that the annual meeting should include a town hall component where the financial situation, waterways history, and the proposals are presented openly. Oma noted that the CCRs, once approved by the membership, must be filed with the county within 30 days of the vote.

Oma also noted that based on the POA's governing documents, a majority of property owners (over 50%) must vote in favor for any of these items to pass.

Oma made a motion to put the proposed special assessment of $450 per owner (to be collected in two installments) and the proposed dues increase to $220 per lot (with a 50% reduction for additional lots) forward for a membership vote at the annual meeting. Dennis Woldhagen seconded. Five board members present voted in favor. Brad abstained.

Separately, Oma raised a suggestion from Brian Cartee to increase the property transfer fee from the current $200 to the statutory maximum of $375, as permitted under Chapter 209. Oma noted this had not been on the agenda as a standalone item but was part of the budget. He made a motion to increase the property transfer fee to $375. Dennis Woldhagen seconded. Dennis Woldhagen, Don Baker, Harold Daniel, Phyllis, and Oma Claunch voted in favor. Brad Kimmell abstained. The motion carried 5-0 with one abstention.

7. ADJOURN

Dennis Woldhagen moved to adjourn. The motion was seconded and carried. The meeting was adjourned.