



**TWIN ISLES PROPERTY OWNERS ASSOCIATION  
2026 ANNUAL MEETING MINUTES  
August 8, 2026 | 10:00 A.M.**

The Twin Isles members met for their annual meeting on August 8, 2026, at the Granite Shoals Fire Department, to elect new board members and take action on proposed amendments to the Bylaws and CCRs and a proposed dues increase and special assessment.

**1. Establishment of Quorum**

A quorum of members was established at 10:11 a.m., with a good turnout of members present.

**2. Board Candidate Introductions**

Each board candidate gave a brief talk to the members in attendance.

**3. Election of Directors**

Following the candidate introductions, ballots for the election of directors were collected from members. (See Item 9C, below, for election results.)

**4. Reading and Approval of Previous Annual Meeting Minutes**

A motion was made and passed to waive the reading of the previous annual meeting minutes, and the minutes were approved by Board vote.

**5. Financial Report by the Treasurer**

Oma Claunch presented the financial report. He reported that total gross income for the year was approximately \$25,000 and stated that dues will need to increase.

**6. Budget Report by the Treasurer**

The budget report was presented together with the financial report by Oma Claunch.

**7. Committee Reports**

**A. Waterways Committee**

Brad Kimmell reported on behalf of the Waterways Committee. He said the muck block campaign was successful this past year: the POA purchased 70 muck blocks and members purchased an additional 75, with three rounds of ten muck blocks installed. He said installation of additional muck blocks will be held off until the fall to allow Lake LBJ to settle from the nutrients introduced during the recent flood. He reported that the Lochhow area was inspected in the spring for weeds and received minor treatment, and that weeds were not a significant problem this year.

He reported that another flood occurred in July, though less debris was received than in prior events. He said the main issue this time was nutrient overload in the lake causing algae blooms, and that removal of floating algae and debris has cost approximately \$3,500 to date. He said another round of cleanup may be

needed in a few weeks, once algae production from the lake slows further.

For the 2026-2027 plan of operations, Brad said the Committee will follow the same general plan but will reduce muck block installation until later in the fall, which should reduce costs this year. He said he hopes for increased funding from the new board, as it is needed, and noted that he has heard a number of good ideas from the community about reducing debris entering the canals, though additional funds would be required to implement them.

**B. Architectural Review Committee**

No discussion was recorded for this item.

**C. Violations Committee**

Don Baker gave the Violations Committee report. He reported two current violation matters. The first involved a couch placed in the yard at Lot K; after an email was sent to the owner, the couch was removed promptly. The second involved a lot owner who has leased or rented their property and has been notified twice by email to provide tenant information but has not yet done so; Don said the next step will be to notify the owner that fines will begin after 30 days have passed following two notice emails.

Don also reported that a lot owner in attendance asked to meet with the Violations Committee regarding numerous emails and letters received over several years that were never resolved. Don said he would work with the Board to set up a meeting with this owner.

Don stated his commitment to ensuring all violations are handled in accordance with the POA's CCRs and Bylaws. He reported that 12 lot owners are currently delinquent on their annual dues, along with associated fines and interest, with some delinquencies dating back several years. He said the new Board will focus on bringing delinquent lot owners current by working with those willing to cooperate on a solution.

**D. By-Laws Committee**

No discussion was recorded for this item.

**8. Unfinished Business**

**A. PayHOA Progress**

Discussion focused on the upcoming implementation of PayHOA. Several members expressed interest in a tutorial session on the new system.

**B. Boat Ramp Discussion**

A possible modification to the boat ramp was discussed by the Treasurer.

**C. Entry Way and Roads**

Phyllis Nunez Sattler gave an update on the county/TXDOT project for a center turn lane at the Twin Isles entrance. Discussion also covered impending maintenance issues with the roadways owned by Twin Isles. One member stated that these roads were dedicated to the county and accepted by the county in 1993, though no documentation of this claimed transaction is known to exist. Another member reported that road signs on Highline Drive are faded.

## **9. New Business**

### **A. Discussion of Amendments to By-Laws and CCRs (Q&A)**

Amendments to the Bylaws and CCRs were discussed with members in a question-and-answer format.

### **B. Discussion of Proposed Dues and Special Assessment**

The proposed dues increase and special assessment were discussed with members.

### **C. Twin Isles POA BOD Election Results**

Election results were announced. The three candidates receiving the most votes for the open Director seats were Tomm Patterson, Brad Kimmell, and Chris Rose. The proposed amendments to the CCRs, the special assessment, and the dues increase each failed to secure the required 50% of member votes.

Initial reported results were:

Dues Assessment - 59 votes (Yes: 17, No: 42)

Special Assessment - 58 votes (Yes: 18, No: 40)

Board - 59 votes (Brad Kimmell: 41, Tomm Patterson: 39, Chris Rose: 53)

Members also discussed the possibility of returning to in-person board meetings, as had been done in the past. The Board will explore this further.

## **10. Adjourn Open Meeting**

The open meeting was adjourned.

## **11. Initial Organizational Meeting of the Board of Directors**

Following adjournment of the open meeting, the newly elected Board held its initial organizational meeting. Board officers were selected and meeting dates for the coming year were set.

Officers are:

David Kassabian - President

Don Baker - Vice President

Brad Kimmell - Treasurer

Harold Daniel - Secretary

Meetings are scheduled at 10:00AM on these dates:

9/12/2026

12/12/2026

3/13/2027

5/15/2027

With the annual meeting on 7/10/2027.

Some in person meetings are being considered, as well as Zoom availability.

## **12. Executive Session**

No discussion was recorded for this item.

