

TWIN BLUFFS PROPERTY OWNERS ASSOCIATION

September 8th 2022

Twin Bluffs Property Owners Annual Official Minutes

Meeting Date: September 3rd, 2022

Time: 10:00 am – 12 noon Host: Susan Williford

Location: 436 Field Rd

Fischer, TX 78623

Control Committee:

Chairman/Treasurer: David Bokemeyer Lot 18

Committee Person: Susan Williford Lots 11, 12, 13

Committee Person: Billy Davis Lots 14 & 15

Committee Person: Sharon Scott Lots 1 & 2

Attendees:

Joel & Sharon Scott, Shelia Molloy, John Rogers & Beverly Straub, Charley Tucker, Lynn & David Ball, Terry & Hilda Dailey, Martha Ward, Lynn Smith, Mike Spears, Ruby Spear, Jan & Sutton Spear, Susan Williford, Austin & Will Davis (Billy Davis's sons), Ted and Mark James, Marcial Bacani, David Bokemeyer & Sheryl Kelley, Richard & Sharon Harshman.

Meeting Minutes:

David Bokemeyer called the meeting to order and welcomed new homeowners: Michael & Kathy Rosenblatt (Lots 22, 23 & 24), Shirley Gamble & Charlie Tucker (Lot 9) and Micah & Molly Bowen (Lots 27, 28 & 29)

David Bokemeyer Treasures Report:

Balance on 9/2/2021

Total Deposits \$3400

\$3300 (100 each for 34 tracts) POA dues collected (Less one tract for treasurer exemption)

\$100 deposit reimbursement Amazon charge error.

2022 Expenses Totaled \$2604.22

\$486.52 PEC for electric gate

\$2000 Pecan Bottom Park mowing and tree trimming along road.

\$99.11 Amazon Charge Error

\$18.59 Ace Hardware Reflectors along road.

Balance on 9/1/2022 \$7684.54

General Discussion:

David Bokemeyer announced his resignation effective 09/05/2022 and John Rogers will be fulfilling the remainder of his term as committee member & Treasurer effective 09/06/2022.

A motion was made to have John Rogers open a new Twin Bluffs POA checking account and have John Rogers and Susan Williford as individual signatories. David will write a check for the full balance of the current checking account to deposit into the new account.

Susan Williford recognized John Rogers and he spoke about changing the Deed restrictions including:

Basic cleanup rod restrictions removing language regarding Gebhart having first right of refusal on properties.

Strengthening our protection against short term rentals.

Possibly increasing the annual dues.

Walking Gate. Richard Harshman said he has a gate he can donate.

Creating a reasonable fee for title change paperwork.

John Rogers said he will be getting the current deed restrictions for the committee to review and propose changes to the homeowners.

General discussion regarding replacing mailboxes with a cluster box. No action taken

General discussion regarding use of Ted James ramp for river access. No current access.

Meeting Adjourned.

John R Rogers

Twin Bluffs POA Committee Member / Treasurer