

TWIN BLUFFS PROPERTY OWNERS' ASSOCIATION

September 10th 2023

Twin Bluffs Property Owners Annual Official Minutes

Meeting Date: September 2nd, 2023

Time: 10:30am – 12:30pm Host: John Rogers & Beverly Straub

Location: 406 Field Rd

Fischer, TX 78623

Control Committee:

Committee Person/Treasurer: John Rogers Lots 6 & 7

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 with son Ford, Shelia Molloy, John Rogers & Beverly Straub, Alan & Jeri Lever, Charley Tucker & Shirley Gamble, Yvonne Dailey, Lynn Ball, Susan Williford, Will Davis, Marcial Bacani, David Bokemeyer & Sheryl Kelley, Richard & Sharon Harshman, Martha Ward, Mike Spears, Ruby Spear, & Jan & Sutton Spear.

Meeting Minutes:

John Rogers called the meeting to order and “virtually” introduced new property owners for lot 19: William “Bo” and Amy Simmons and Ross and Kathy Wilson by reading a short introductory note Bo had written for the occasion.

John then connected via Facetime with the new property owners for lots 22, 23, & 24: Michael & Kathy Rosenblatt where they introduced themselves

Sharon Scott then informed the group of Judy Matthews (previous owner of lot 9) passing.

John Rogers then gave the Treasurer's Report:

Treasure Report:

Balance on 9/2/2022: \$7684.54

Total Deposits \$3500

\$3400 (100 each for 34 tracts) POA dues collected (Plus additional \$100 paid by Sutton & Jan Spear to be credited to next years dues).

Total Expenses \$4496.17

\$446.17 PEC for electric gate

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

\$800. Neighborhood Storm Cleanup

\$1250. Attorney Fees for Deed Modifications.

Balance on 9/2/2023 \$6688.37

General Discussion:

John Rogers reminded attendees that this is an election year for committee members and requested that property owners nominate residents for positions. Shirley Gamble was nominated. John Rogers and Susan Williford agreed they would serve again if nominated and elected.

John Rogers suggested that we may want to consider creating the ability of property owner's adult children serving on the committee if they are elected.

David Bokemeyer discussed the option of modifying the elections/terms to provide staggered elections where all committee positions would not come up for election at the same time.

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John Rogers discussed the status of the process to modify our deed restrictions.

There are actually six sets of deed restrictions.

- The original deed restrictions discussing the 30 tracts with the plat showing the entire Twin Bluffs subdivision including the 30 tracts and the undeveloped areas.
- A modification to the original deed restrictions modifying a few items including building sizes.
- Undeveloped Tract one deed restrictions (Ruby Spear's tract)
- Undeveloped Tract two deed restrictions (Ruby Spear's tract)
- Undeveloped Tract three deed restrictions (Don Boston & Wimberly Groves tract)
- Undeveloped Tract four deed restrictions (Jan and Sutton Spear's tract)

We only have the ability to modify the original deed restrictions, the revision, and the undeveloped tract 3 restrictions. Undeveloped tract 1,2 and 4 deed restrictions don't have the provision for a vote of the property owners to modify. The best protection against short term rentals would be for the owners of the original undeveloped Tracts 1, 2, & 4 to allow the attorney to modify those deed restrictions to adopt the same restrictive language as the revised deed for tracts 1-30. However, the attorney has created a document to modify the original Tracts 1-30 that he believes will be able to apply to all original tracts plus the four undeveloped tracts to provide for protection from short term rentals.

Sharon Scott suggested we remove the language that allows rentals over 180 days to prevent all rentals.

It was suggested that we modify the restrictions to increase the annual fee per lot to \$400 to create a cash reserve then have the option to reduce the fee once a cash reserve threshold is reached.

The need for a general liability insurance policy to protect the community and a liability policy to protect the committee members was discussed.

It was suggested that we contact Don or Wimberly to discuss mowing their field due to the potential fire hazard and a comment was made that any mowing during an extreme drought can potentially cause a fire.

Meeting Adjourned.

John R Rogers

Twin Bluffs POA Committee Member / Treasurer