

Twin Bluffs POA Meeting Minutes August 31, 2024

Committee Members:

John Rogers

Susan Williford

Shirley Gamble

Mike Spears

In attendance: John Rogers, Mike Spears, Shirley Gamble, Martha Ward, Sutton Spear, Jan Spear, Rich & Sharon Harshman, Sharon Scott, Austin Davis, Yvonne Dailey, Lynne Ball, Beverly Straub, Sheila Malloy, Alan & Jeri Lever, Marcial Bacani

Call to order at 10am.

Association Financial Position

John Rogers provided an overview of the financial position of the Twin Bluffs Owners Association.

With the dues increase in 2024, total property owner dues rose from \$3,400.00 in 2022-2023 to \$6,800.00 in 2023-2024 period. The dues increase provided the funds for The Association to purchase liability insurance for Directors and Officers and liability coverage for common areas in the development. The total cost for the new insurance policies over the last 12 months was \$2,384.79. There was a slight increase (\$200.00) in the cost of mowing the park.

In the September - August period for 2022-2023, the Twin Bluffs POA lost (\$1,136.95). For 2023-2024, The POA had a net gain of \$1,255.86. The bank balance was \$7,844.46 in August 2024, compared to \$6,647.59 in 2023 and \$7,684.54 in August 2022.

The POA's profit and loss statement is attached.

The common area park needs additional maintenance. Weeds up to 5ft are filling the area. The POA will need to retain a service with equipment necessary to clear the tall weeds.

Future maintenance will include repairs to Field and Bluff Rd as necessary.

Neighborhood Security

Owners discussed problems with short term rentals (a violation of the Association's restrictive covenants), nonowners using the park, and speeding on Field Rd. It was suggested that the Association should take measures to limit outsiders' access to the park. There was discussion to place a locked gate to access the park, but there was not a consensus that it would be effective. As an additional security measure to access the neighborhood, the code for the front gate of Twin Bluffs will be changed at least once a year.

John Rogers will **change the code to 0213 on January 1, 2025.**

There is a separate gate code that John has given to Hays and Comal County for Emergency Services.

New Fees and Assessments

The owners approved a Property Transfer Fee of \$250.00 for new owners when a property is sold, and to cover the costs related to Field Rd damage by construction vehicles when a new house is built, new construction will be charged \$2,000.

John requested that all Owner Fees for the August 2024-2025 period be paid by January 31, 2025

Austin Davis spoke on the passing of his father and 50 year Twin Bluffs friend and neighbor, Billy Davis.

The meeting adjourned at 10:55 am.