

**Twin Bluffs POA Meeting Minutes
August 30th, 2025**

Committee Members:

John Rogers

Susan Williford

Shirley Gamble

Mike Spears

In attendance: Shelia Molloy, Jeri and Alan Lever, John Rogers, Beverly Straub, Rhonda Manzare, Shirley Gamble, Charley Tucker, Yvonne Dailey, Lynn Ball, Susan Williford, Austin and Kimberly Davis, Sheryl Kelley, Richard and Sharon Harshman, Kathy Rosenblatt, Martha Ward, Mike Spears, Tim and Christi Despain, Casey and Jason Mathis, Jessica and Harrison Smith, and Jan and Sutton Spear.

Call to order at 10:12 am.

Association Financial Position:

John Rogers provided an overview of the financial position of the Twin Bluffs Property Owners Association. Our current balance in the checking account is \$11,676.47. That is an increase of \$3,832.01 from last year. A large part of the profit increase was a major decrease of \$2000 for park mowing expenses due to the generosity of Jason & Casy Mathis taking over the park mowing.

A comparative Profit & Loss Statement and Balance Sheet are attached below.

New Home Construction:

Kathy Rosenblatt discussed the progress of their new home construction. John Rogers was previously contacted by the Simmons. They are currently working with a local builder to finalize their plans.

Guest Badges:

After multiple complaints of mystery guests at the community park, the committee decided to come up with visitor badges. Property owners and their families will not need to carry a badge, but if you are going to have unaccompanied guests at the park, please provide them with a badge. It really just provides a less confrontational means of asking unknown folks why they are there and asking them to get a badge from their 'sponsor' if they don't have one. Every property is provided with two badges on lanyards. On the front is printed:

TWIN BLUFFS VISITOR

With the exception of Twin Bluffs residents or their families, this Visitor Pass is required for access to the Twin Bluffs community park or river access from private resident property.

On the back are the names of the property owners. For example: **Rogers-Straub**.

If you didn't pick up your badges at the meeting, please contact John Rogers to pick them up.

20' Recreational Easement:

There have been misunderstandings regarding the recreational easement along the riverbank for lots 1-20. After some discussion of how we can hopefully all play nice in the spirit of community, John provided the actual text of the easement. Here is the last paragraph of the restriction.

F. It is the expressed intention that the beneficiaries of said easements, rights and privileges shall have the full and uninterrupted use and benefit of the said 20 foot strip of land margined along said river as herein set forth for the purposes of walking and fishing.

Nothing herein shall be interpreted or construed to mean that such 20 foot strip of land along the margin or bank thereof shall be utilized for general park purposes or picnicking.

Again, hopefully we can all play nice. Should you wish to hang out in someone's backyard, it would be polite to ask their permission beforehand.

Property Owner Fees:

Bills for 2026 Property Owner Fees will be emailed out in December and are due by January 31st.

New Gate Code 0602

Like last year, we drew birthdates for the gate code. Sutton Spear's birthday (June 2nd) was drawn from a 'hat'. I will add the new gate code **0602** this week. **I will disable the old gate code on October 1st.**

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

Other Discussion:

Tim DeSpain requested that the attendees introduce themselves. We went around the room and talked about how long we have lived here, where we are from, along with kids & grandkids, etc. It was great learning about the new neighbors as well as the old!

Next year, we will be electing new Committee members. Please consider serving.

Casey and Jason brought lots of fresh eggs for folks to take home from the meeting. Their chickens are currently laying about 50 eggs a day and they are offering them for \$6.00 a dozen.

Jason and Casey also have ideas for park improvements they would like to discuss with the committee members.

Beverly and John will be hosting a community Holiday Party in December. Hopefully you will be able to attend! Watch for an announcement of the date.

Meeting Adjourned at 10:50 am

Twin Bluffs POA Profit & Loss

	Oct 1, '24 - Aug 28, 25	Oct 1, '23 - Aug 28, 24	\$ Change
Ordinary Income/Expense			
Income			
Property Owner Dues	6,800.00	6,800.00	0.00
Transfer Fees	500.00	200.00	300.00
Total Income	7,300.00	7,000.00	300.00
Expense			
Guest Passes and lanyards	153.48	0.00	153.48
Insurance Expense-D&O	1,538.50	1,383.00	155.50
Insurance Expense-Liability	998.96	1,001.79	(2.83)
Park mowing	200.00	2,200.00	(2,000.00)
Repairs and Maintenance	80.00	0.00	80.00
Utilities	414.51	405.29	9.22
Total Expense	3,385.45	4,990.08	(1,604.63)
Net Ordinary Income	3,914.55	2,009.92	1,904.63
Other Income/Expense			
Other Expense			
Filing Fees - deed changes	0.00	672.16	(672.16)
Total Other Expense	0.00	672.16	(672.16)
Net Other Income	0.00	(672.16)	672.16
Net Income	3,914.55	1,337.76	2,576.79

Twin Bluffs POA Balance Sheet

	<u>Aug 28, 25</u>	<u>Aug 28, 24</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona Bank	11,676.47	7,844.46	3,832.01
Total Checking/Savings	11,676.47	7,844.46	3,832.01
Total Current Assets	11,676.47	7,844.46	3,832.01
TOTAL ASSETS	<u>11,676.47</u>	<u>7,844.46</u>	<u>3,832.01</u>
LIABILITIES & EQUITY			
Equity			
Retained Earnings	7,803.45	6,547.59	1,255.86
Net Income	3,873.02	1,296.87	2,576.15
Total Equity	11,676.47	7,844.46	3,832.01
TOTAL LIABILITIES & EQUITY	<u>11,676.47</u>	<u>7,844.46</u>	<u>3,832.01</u>