

Twisted Creek Ranch Property Owners Association
Board Meeting Minutes
Sunday July 19, 2026
5:00 To 6:00 PM

POA Domain: www.twistedcreekranch.org

Board Members

President	Jill Ricci
VP	Berry Huckabee
Secretary	Michael Kitchens
Treasurer	Vacant
Member at Large	Kathleen Wood

Agenda

Open Meeting

Meeting Minutes

Old Business

New Business

Board Member Updates

Member at Large

Secretary

Vice President

President

Open Forum

Close Meeting

Financial Report and Prior Minutes

The board reviewed the association's financial position. The reported account balance was \$29,361.62, with retained earnings of \$34,660.47. The full financial audit is available to homeowners and property owners through Westward 360 in the owner documents area.

The May 2026 minutes were presented, and a motion was made and seconded to approve them as read. The June 2026 board meeting was cancelled due to scheduling conflicts.

Old Business

The board reviewed pending legal matters involving the Land Partners road issue, attorney selection, and delinquent assessments. Because no response had been received from the judge, the board agreed to consult and retain a local attorney familiar with Comanche County procedures.

- Financial documents still need to be organized and reviewed, and the prior July completion timeline may need to be revised.
- Action on delinquent assessment payments beyond the current year was deferred pending local legal guidance.
- The group email project remains ongoing, with plans to upload materials to Outlook and OneDrive in the future.

New Business

The board discussed the ongoing power line project. At least two, and possibly three, distribution lines may serve the community. A preliminary sketch showed possible impacts along some property lines, but the project remains fluid and current plans may change in the coming months.

No additional board updates were provided.

Open Forum

- Donna asked about entrance maintenance, including mailboxes and gates, and whether any items would be maintained or removed.
- Bobby asked about repairs to the county road. The board noted that maintenance of county roads is handled by the county.
- A concern was raised about missing meeting minutes on the website, and the board indicated the issue will be addressed.

Approval and Posting

A motion was made and seconded to accept the meeting minutes as read. The minutes will be posted on the website.

Financial Review and Legal Matters

The board returned to old business items involving attorney transition and delinquent accounts.

Attorney transition. Mike reported receiving a response from a local attorney. The board agreed to speak with the attorney before deciding whether to move forward and expects to schedule a special session once all members are available.

Delinquent accounts. The board discussed delinquent assessments and the language needed for accelerated demand letters. Because Westward 360 generally does not collect beyond 30 days, the issue was tabled until legal guidance is available.

Grazing Lease Update

Two emails have been sent to Keith regarding the grazing lease. Because no response has been received, the next step is to call him directly while continuing to maintain a written communication record.

Reserve Account Discussion

Westward 360 asked whether the association wants to create a reserve account and transfer funds from checking. The board did not identify an immediate need and tabled the item pending additional information.

Property Management Update

The association's Westward 360 liaison will change from Roberta to Keith. The board hopes the transition will improve communication and support.

Insurance Matters

Property insurance. Mike confirmed that the association's property insurance had lapsed. A prior check had been returned and appears to have been redeposited. A new quote or invoice is needed before reinstatement and should be submitted to Westward 360 for approval and payment processing.

Personal liability insurance. The renewal invoice has been received and will be submitted for payment. The board also discussed coordinating insurance invoices so Westward 360 can process them efficiently.

Property Maintenance

Maintenance Update

Kate updated the board on gate, entrance, and general maintenance needs. She noted that vendors willing to travel to the community are difficult to find, so reliable vendors should be retained when possible.

Gate and Electrical Work

Power has been restored at the gate after an outage. The vendor identified the issue but has not returned for follow-up work. The board noted that electrical vendors are difficult to secure because many providers are unwilling to service the area regularly.

Entrance Cleanup and Weed Control

Kate contacted several vendors about entrance cleanup and weed control, but several did not appear or return calls. One vendor may provide a one-time cleanup quote and could consider quarterly maintenance, though monthly service is not currently available.

The board agreed that all three gates should be included so entrances remain consistent. Vendors should be asked about weed control methods because of grazing animals and the Gray lease. The board will not proceed with any chemical approach that creates risk.

Vendor Availability

The board discussed the challenge of finding service providers willing to come to the area. Members were encouraged to ask local contacts, contractors, and nearby community pages for maintenance recommendations.

County Road and Local Services

Mike noted that Keith may know local individuals or companies that can help with electrical or general maintenance needs. Keith plans to make additional inquiries before recommending anyone.

Open Forum and Final Comments

- A suggestion was made to post on the Gustine community page to find local maintenance support.
- The board noted that vendors must be willing to accept payment through the association's process, which may involve waiting for a check.
- A resident raised the need to address vegetation growing in the cattle guard. The board noted that recent rain may be contributing to the growth and that the issue should be included in future maintenance planning.

Adjournment

With no further discussion, a motion was made and seconded to adjourn. The May meeting minutes will be posted, and members were invited to reach out with questions or needs.

