

**Twisted Creek Ranch Property Owners Association**  
**Board Meeting Minutes**  
**Sunday January 18, 2026**  
**5:00 To 6:00 PM**

POA Domain: [www.twistedcreekranch.org](http://www.twistedcreekranch.org)

**Board Members**

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

**Call to Order: Meeting started @ 6:00pm**

**Jill Ricci motioned the meeting to order.**

**Berry Huckabee second the motion**

**Review/Approve Meeting Minutes**

**Board Meeting Recorded Minutes Sunday 11/16/2025. Approved.**

**Board Meeting For December 2025 Cancelled. Due To The Holidays**

**Board Meeting Recorded Minutes For Sunday 01/18/2026**

**Jill Ricci presented agenda for the board meeting**

1. **Finance**
2. **Security/Access**
3. **Gate/Keypad**
4. **Contractors Access**
5. **Updates/Action Items**
6. **Open forum**
7. **Meeting closure**

**Financial Update**

No update available

**Security and Access Control Updates**

The board discussed recent interactions with the Sheriff's Department and the importance of documenting ongoing concerns and actions. There was consensus around the need for cameras and other security measures, but no final decision has been reached yet. BJ highlighted the need to systematically log all incidents and steps taken for transparency and accountability. While traveling Monday through

Thursday, it was noted that on Friday, a call would be made to the non-emergency number to further address these concerns.

## **Gate and Keypad Issues**

Concerns were raised regarding the functionality of the keypad on the outside of the gates, particularly on the right side. It was noted that jumping the gate is possible, which is a security concern. Steve acknowledged the importance of addressing these issues and suggested documenting all related matters. Jill may revisit the topic at a future date. Financial considerations were also mentioned as an important factor in moving forward with security improvements.

A specific issue was brought up regarding the sensor at the gates on Tonka Trail, which appears to be faulty or misaligned, as the exit process has not been working properly during recent visits. While some members have not experienced problems, it was suggested that the issue could be intermittent. Bob volunteered to check the gate and the sensor following the meeting.

## **Contractors and Access**

Contractors are scheduled to arrive on Thursday, Friday, and Saturday. The board discussed the logistics of providing them with access fobs and ensuring their return. Since some board members may not be present when contractors finish their work, the process for distributing and retrieving fobs was reviewed. Contact information was exchanged to facilitate coordination and ensure that assistance is available if access issues arise.

## **Updates and Action Items**

No further updates were provided by BJ, Mike, and Kate. An offer to inspect the gate after the call, and any findings will be shared with the group for follow-up.

## **Open Forum Questions**

DeLaRoSa asked for clarification regarding the lack of a December meeting and inquired whether any board meetings are held in closed session. The board clarified that discussions related to urgent matters, such as gate repairs, may occur outside of regular meetings, but formal meetings involving the entire community are documented according to Texas statutes. DeLaRoSa requested that minutes be kept and posted on the website for any closed sessions involving the community to maintain transparency.

## **Purchase of Lighting**

The board confirmed the intention to purchase new lights, with arrangements made for their delivery and installation. The cost and logistics were discussed with a board member offering to order the lights through a business account to save on delivery and tax.

## **Publication of Contact Information**

To improve communication, a board member requested that their phone number be posted on the community page, ensuring residents can reach out for fob-related assistance. This step was prompted by a recent situation where someone was unable to make contact for several days.

## **Meeting Minutes and Transparency**

Cindy raised the point that minutes from previous meetings should be approved at the beginning of each new meeting and published on the website. The November meeting minutes and those from the current

meeting will be approved and posted at the next board meeting in February to ensure accessibility for all community members. The board acknowledged feedback about transparency and committed to making meeting minutes available in a timely manner.

### **Meeting Closed**

The meeting concluded with plans to meet again in February, with announcements to be posted on the website and Facebook page. The board reiterated its commitment to transparency, communication, and prompt follow-up on outstanding issues.

### **Adjournment**

<https://twistedcreekranch.org>