# Twisted Creek Ranch Property Owners Association
# Board Meeting Minutes
# Tuesday August 12, 2025
# 6:00 PM

POA Domain: www.twistedcreekranch.org

**Board Members**

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|---|---|
| President | David De La Rosa |
| VP | Michael Bentley |
| Secretary | Michael Kitchens |
| Treasurer | Cindy O'Brien |
| Member at Large | Erica Hinerman |

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

**David called the meeting to order. Motion seconded by Mike Kitchens.**

**David confirmed with attendees regarding audio clarity and ability to view the agenda. After resolving minor technical issues, participants confirmed they could hear and see the agenda. The meeting proceeded as planned.**

**Quorum**

**Review/Approve Meeting Minutes**

**Board Meeting Recorded Minutes Tuesday 07/08/2025 Approved.**

**Board Meeting Recorded Minutes For Tuesday 08/12/2025.**
**David De La Rosa presented agenda for the board meeting.**

**Topics**

**Open Meeting-2 min.**
**Treasure Update (Cindy O'Brien) -10min.**
  **Financial Update**
**Member at Large Update (Erica Hinerman)-5 min.**
  **CC&R amendment. Submittal and voting process.**
**VP (Michael Bentley)-10 min.**
**Secretary (Mike Kitchens) 5- min.**
  **Road Improvement Quotes**
  **CC&R amendment. Submittal and voting process.**
**President (David De La rosa)-10 min.**
  **Dinosaur-Longshore 765 kv Transmission Line Project**
**Open Forum-15 min.**
**Meeting End 1 minute**

**Treasury (Cindy O'Brien) Update**

**Please allow me to provide an overview of the balance sheet. As of July 31st, the current cash balance was $60,064.90. David, could you please proceed to the next page?**
**The income included $300 from grazing lease and an additional $16.64 late fees/charges. Our expenses for this period amounted to $11,044.23, with legal aid accounting for $5,640.37.**
**Although not shown on this PDF, our dues income is aligned with the budget, falling only $200 short based on today's decisions. Overall, the financial status is positive.**
**Are there any questions regarding these figures?**

**Vice President (Michael Bentley) Update**

**The insurance policy for the period from 8/23/2025 to 8/23/2026 will maintain the same pricing as the previous year, $1,465, which includes a standard $1 million liability coverage. Any questions regarding this can be addressed as needed. A motion was made to approve payment of this bill. The renewal is set for August 23, 2025–2026, while the remaining infrastructure insurance is scheduled for renewal in October. Previously, there were challenges in coordinating with the insurance company due to incomplete asset listings, but the necessary policies are now in place. According to records, the infrastructure insurance was paid in October, aligning with its automatic renewal timeline. Unless notified otherwise, the policy will continue to renew automatically. No changes or issues have been indicated. The board moved to proceed with the renewal and confirmed agreement to pay the bill for the upcoming cycle.**

**Member at Large (Erica Hinerman) Update**

**"No, I don't have any at this time. I am currently gathering additional feedback and would prefer not to submit anything until I have received as much input as possible."**

**Secretary (Michael Kitchens) Update**

**I met with two construction firms to assess the damage and discuss possible solutions. The first was Rock and R Construction, represented by Cody Willis, and the second was Platinum Landscapers represented by Zac Melot. As of last night, neither company has submitted an estimate, bid, or timeframe; I am currently waiting for their responses. Additionally, Scott McCoy inspected the site on Monday, bringing the total to three contractors who have evaluated the situation. I hope to receive feedback from them before the end of the week, which will enable the board to make informed decisions and proceed accordingly. While all contractors responded promptly to the site visit, there is sometimes a delay in receiving estimates or bids.**
**That concludes my update. Thank you. Are there any questions or further topics for discussion? At this time, I have nothing more to add.**

**President (David Delarosa) general discussion concerns**

**All relevant information is available on our website. While there have been numerous discussions on social media, I recommend reviewing the details posted online. Should you require further clarification, please contact the board using the provided contact information.**
**I am seeking a quote for Microsoft Teams for our info@23branch.org domain to ensure that future team members will have dedicated access, as currently only my personal account is in use. We also need to obtain a quote for QuickBooks or a similar solution, so our association can procure its own subscription**

**instead of relying on my personal program for financial records. These items could potentially be presented together for consideration.**
**Regarding Teams, we already have access to SharePoint. Our SharePoint folder is set up, though the document turnover process is ongoing. I've been coordinating with Jeannie to facilitate her onboarding with ACC materials. The turnover document for SharePoint should be finalized by the end of this week and shared with everyone. There is a technical challenge transferring the SharePoint ownership from the AC info C approach prepares.org domain to the info domain, which may necessitate keeping it under the current configuration due to operational constraints. All uploaded documents will be accessible once this is complete.**
**Moving forward, the association will address enforcement procedures.**
**Additionally, regarding the transmission line project, does everyone know its current location? To ascertain your proximity to the project, I recommend contacting Oncor representatives directly with your address; they can provide precise details. If the transmission line does affect your property, notification would have occurred unless the distance exceeds 500 feet.**
**Recent correspondence included maps indicating the transmission line's proposed route, notably adjacent to Park Meadows Drive, heading south. The representatives are evaluating multiple options for routing these lines, and final plans are anticipated for December.**
**Once Oncor files the paperwork, each landowner has thirty days to file as an intervener to participate formally in opposition proceedings. I suggest monitoring the website closely beginning late October to remain informed and act promptly when necessary.**
**Our county judge has actively attended related meetings and advocated strongly on behalf of concerned residents, particularly regarding the preservation of historical sites and artifacts that could be impacted by the transmission lines. She remains accessible for questions and continues to provide valuable insight. If any community members have questions, please share them so we may seek appropriate answers, even if immediate solutions are unavailable at this time.**

## Open Forum

**I would like to address the upcoming board member elections. We recently received an email regarding the board members' terms, which are expiring, and the subsequent voting process for new members. Given the ongoing discussions and concerns raised by property owners on the Twist Creek Facebook page—which is not the official page for the Twisted Creek POA—there appears to be significant dissatisfaction related to alternates, CCRs, and other issues.**
**In light of these challenges, I believe it may be prudent to consider transitioning management responsibilities to a professional property management company rather than continue with self-management by property owners. This could help ensure covenant enforcement and reduce potential conflicts. Such a change would allow residents to focus more on community life without the distractions of disputes over covenants or accusations about misconduct.**
**If there is support for this idea, I am willing to gather information from local POA management companies and present options at the annual meeting. I am not fully certain of the procedural steps required for this transition within our governing documents, but I recommend we explore this path collaboratively.**
**While I recognize that the association was initially designed to be managed by property owners, the current circumstances may warrant reconsideration. The previous board was appointed in the absence of other volunteers, and new candidates have not yet been given an opportunity to serve. Regardless, all board members must adhere to established rules and protocols; these cannot simply be disregarded.**
**That said, I understand there are differing opinions on whether property owners or a management company should oversee the association. My main concern lies with ensuring consistency and fairness in**

**the enforcement of bylaws and covenants. There should be no selective flexibility; everyone must abide by the same standards as outlined in our governing documents.**
**Finally, I would like to acknowledge the efforts of those who volunteer their time on behalf of the community. It is concerning when comments emerge suggesting board members risk personal liability if they do not follow procedures. It is important to remember that these individuals are acting in good faith for the benefit of all residents. While interpretation of certain provisions may exist, unless the law specifically provides otherwise, we must defer to the written language of our governing documents.**
**Let us strive for constructive dialogue and work together towards effective governance of our community.**
**In considering our approach, it is essential to ensure all procedures remain consistent with established policies and regulations. Board members are generally afforded legal protection against lawsuits through board resources set aside for such contingencies—these funds act as safeguards in the event of potential financial liabilities. It may be worthwhile to pursue new initiatives; however, these must be aligned with the current guidelines, which were implemented following broad input from property owners.**
**It is important to recognize that changes should not eliminate necessary structures nor create an environment lacking oversight; rather, compromise and dialogue are crucial. Interpretations of the Covenants, Conditions & Restrictions (CC&R) may require discussion among board members to reach consensus on ambiguous areas. I believe all perspectives, including those concerning the consideration of management companies, should be reviewed thoroughly. The costs associated with external management are substantial and could result in significant increases in annual dues, which is a major concern for the community.**
**Regarding board elections, I propose that applicants submit an informal summary outlining their qualifications and relevant experience for their desired role. This would help to ensure that key positions, such as president or treasurer, are filled by individuals capable of fulfilling their responsibilities effectively. Confidence in leadership is fundamental in any organization.**
**The decision-making process regarding the interpretation of CC&Rs involves both board members and, potentially, input from other property owners. While not every member will actively participate, those who do contribute valuable insights. Additionally, the Architectural Control Committee (ACC) holds primary authority over upholding the CC&Rs. If a single lot owner identifies a violation, they retain the right to initiate legal proceedings, and the board must respond appropriately.**
**Ultimately, maintaining compliance while balancing flexibility is critical. Compromises should be carefully considered, mindful of the risks and potential consequences for the association and its members.**
**While there are risks to consider, many scenarios remain hypothetical and may never materialize.**
**Ensuring appropriate coverage is crucial, even if the interpretation of CC&Rs (Covenants, Conditions, and Restrictions) varies slightly; as long as it aligns with the CR, it remains legitimate. Lawsuits based solely on personal dislike are not sustainable grounds for concern, and therefore I do not see this issue as a compelling reason for discomfort.**
**Erica highlighted that ACC enforces CC&Rs, rather than the board itself. The December 18 communication clarified these roles for Texas. It is important to adhere strictly to the guidelines set forth in the CC&Rs. Given the small number of property owners who pay their dues consistently, the cost per owner could be quite substantial unless income increases due to more development.**
**With more property owners actively participating, the association's financial stability would improve. At that point, it would be appropriate to revisit costs and discuss future possibilities. A dramatic increase in monthly dues would be unfair to those regularly meeting their obligations. Fortunately, our treasurer diligently manages collections, and fines have been imposed for late payments. We currently maintain strong compliance with fee requirements.**
**If a proposal arises for increased costs, and if the numbers are reasonable rather than excessive, I am open to considering it. However, significant fee hikes should be avoided without valid justification. Cindy has offered to gather quotes for services, and I appreciate this effort. Reviewing these will help us**

**determine whether projected increases are truly unaffordable or manageable. Personally, I support annual events like fireworks, but the priority remains prudent investment in property so owners do not regret their decisions.**
**Some members may prefer simply enjoying their properties without serving on the board, which is understandable. Allowing new initiatives to develop organically can also benefit the community.**
**Proceeding with service provider research is the next step, making reasonable assumptions regarding levels of service. Locally, I contacted a company in Granbury months ago regarding POA management under existing CC&Rs and an architectural control committee—their estimate was $30,000 annually, which seemed excessive. I welcome Cindy's input and the opportunity to review further options.**
**The process for enforcing regulations within our association is twofold: we have a designated homework association to manage day-to-day matters, and a separate company responsible for enforcement. Cathi Frieda , a new member, expressed concerns about certain regulations and the potential costs associated with engaging a management company. She suggested that instead of increasing external oversight, we could improve communication by distributing information via mail, ensuring all landowners are informed about upcoming votes and proposed changes. Cathi emphasized the importance of collective action, proposing that mailing updates could foster greater engagement, especially for those unable to attend meetings in person.**
**Eric responded that regulatory amendments require a two-thirds majority vote from the 81 lot owners, which can be a significant hurdle. While the management company's role includes following the CDC, RNC, and architectural committee guidelines, the community retains authority to amend the CCNRs (Covenants, Conditions, and Restrictions), provided sufficient consensus is achieved.**
**Further discussion highlighted challenges such as the need for permission for relatively minor property modifications, including installing water softeners or antennas. These requirements have been a point of frustration for many members, prompting ongoing efforts to revise and clarify the CCNRs. The board actively seeks feedback and collaboration to address these concerns and streamline the processes for the benefit of the community.**
**There is a process that must be followed regarding changes. First, proposed changes are compiled, as Erica has been working on. After that, typically a third-party company is hired to email property owners and gather responses, although the board can mail out ballots directly while an independent party counts the ballots. This third party should not be associated with the POA or property owners.**
**Once the results are collected, any approved changes are made, and the documentation is recorded with the county. The county does not approve these changes but maintains a record since the original covenants were created with participation from national land partners. It is important to ensure documents are correctly formatted for submission.**
**Additionally, the timing for proposing changes is regulated; some items cannot be reintroduced until after a specific period, usually determined as one election cycle, whether that is one, two, or three years. For example, if an item fails and elections occur biennially, it cannot be reconsidered for another two years. This procedure aligns with state guidelines. If there are no further questions?**

**Adjournment**

**David De La Rosa motioned the meeting to adjourn**
**Cindy O'Brien second the motion**
**Remaining board members approved.**