

Twisted Creek Ranch Property Owners Association
Board Meeting Minutes
Sunday October 12, 2025
6:00 To 7:00 PM

POA Domain: www.twistedcreekranch.org

Board Members

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

Call to Order: Meeting started @6:00pm

Thank you all for joining. Before we begin, I want to address a brief technical issue regarding audio clarity, which now appears to be resolved.

To outline today's agenda: we will start by officially opening the meeting, followed by a financial update. Next, we will review old business, discuss new business, hear updates from board members, open the floor for comments or questions, and then move to adjourn the meeting.

Before proceeding to old business, I will first present our current financial status.

At the beginning of September, our opening balance was \$55,000. During this period, expenditures amounted to approximately \$36,308.65, with the majority allocated to professional fees. We received income totaling \$717.00, resulting in an ending balance of \$24,518.77.

Old Business

Unfortunately, none of the Cc&rs revisions passed due to insufficient votes, though participation was encouraging with 40 properties represented in 34 envelopes. The voting breakdown for each revision was as follows:

- *Revision 2.03 (construction timeline)*: 28 yes, 7 no, 5 abstained.
- *Revision 2.04 (RV use)*: 28 yes, 9 no, 3 abstained.
- *Mobile homes (2.05)*: 28 yes, 9 no, 3 abstained.
- *Livestock (2.07)*: 27 yes, 10 no, 3 abstained.
- *Limits on structures (2.13)*: 29 yes, 8 no, 3 abstained.
- *ACC control/approval*: 29 yes, 8 no, 3 abstained.

A two-thirds majority is required to pass, which was not met. Voting information is available on our website along with meeting minutes for further details.

Westward 360 is our chosen company for payment collections. There's been some misunderstanding—Westward 360 will not manage the board; all control remains with us. They're just a vendor, so no authority is being transferred.

We still need a treasurer, who would act as a contact with Westward 360. The position requires suitable qualifications, but many people feel unsure if they meet the criteria. If someone takes on the role, how can we be confident they're meeting their duties? Trust in the treasurer is essential for members. Since these

positions are voluntary and not formal jobs, there isn't an official hiring process or strict requirements—you apply if you believe you are capable.

One way to maintain accountability is by having the treasurer present financial statements at each meeting, detailing income, expenses, and balances—the same practice you've used before. Without an official job description, we're all learning together and doing our best.

Now that we have an outside vendor, the treasurer's responsibilities will focus especially on coordination with them. Our dues collection is scheduled for the first quarter of 2026, but Westward 360 has no authority—they will follow the board's guidance and approval. As Kate mentioned, it's crucial for the treasurer to prepare and present the financials ahead of meetings. This responsibility remains central to the role.**

If there is a maintenance issue—like the gate light being out for several months—should we reach out to Westward 360? Their role is strictly financial. Is there already a plan to fix the gate light? For reference, this concerns the phase two front gate near FM 1702 and Tracy Creek Rd. Jill, maybe you can provide more information. I've thought about trying to fix the lights myself, but I'm not sure how to access them. If I'm able to take care of it, I'll get the required bulbs and make the replacements.

The fixture seems damaged, including both the cover and the bulb itself. Rob may know more about its condition. There's speculation that the damage could be from something hitting it. Has anyone informed the board about this issue by email? Sending emails helps with tracking and resolving these matters.

New Business

Board Positions: Questions were raised about eligibility for board membership, specifically whether only property owners or residents (such as family members living on the property) can apply. The consensus was that board members must be property owners, though they do not need to live on the property.

Clarification will be sought from the bylaws and recorded in the meeting minutes.

Maintenance Concerns: There was an inquiry regarding plans to hire a maintenance crew for weed control and light fixture cleaning. It was noted that while a name has been suggested, no contract exists yet. The new board will review current practices, evaluate the budget, and follow fair bidding procedures to ensure competitive and transparent hiring.

Website & Facebook: Dave stepped down as Webmaster; the current Webmaster aims to improve the website and communication. The official board Facebook page serves as an extension of the website for sharing reminders and updates, whereas Oscar's community page is used for neighborhood discussions. All official board communications must be posted on the website.

Community Events & Meetings: The meet-and-greet event will be rescheduled for spring for better weather. Board meetings will now take place on the third Sunday of each month at 5:00 PM to accommodate members' work schedules. Invites will be sent out accordingly.

Other Business: Additional topics, such as the road issue with the developer, will be addressed later in the agenda.

Kate, do you have any updates? Currently, the only update I have pertains to the gate fobs, which are now in my possession. My email address and phone number are available; please feel free to reach out if you need assistance or to arrange a meeting.

There is concern regarding the accuracy of information and effective communication, as highlighted by Jill earlier. It is clear that members are dissatisfied with not being kept informed or involved. Please verify your contact details are correct—Jill and BJ are making every effort to ensure all important information is communicated promptly.

I strongly encourage everyone to join the Map Board and its dedicated page. If you are unable to locate your information, do not hesitate to contact me—I am happy to assist. Setting up your account on

Westward 360 is straightforward; it took me less than two minutes, including adding payment information for convenience. The system is user-friendly; upon registering, you should have received two emails—the first with information and the second with your password. If you misplaced your password, there is an option to request a reset and receive a new login code.

As your Member at Large, I can confirm Westward 360 is easy to set up, and I have the gate fobs should you require them. Please remember to double-check that your information is accurate.

Mike, do you have any updates. I do not have any new updates. I am following up, as noted by Katie. We would like everyone to utilize the new Facebook page to provide as much information as possible regarding your perspectives on ongoing matters. As previously mentioned, Jill and I are committed to supporting all property owners and addressing the concerns within our capacity. Any issues that cannot be resolved by us will be brought to subsequent meetings. Our goal is for each nearby property owner to have a positive experience with their property. Unfortunately, the recent vote did not reflect the majority's preference based on the results submitted. In the future, should another vote occur, we hope for greater participation so all voices may be heard. For now, we will continue with the current direction and strive for the best possible outcomes.

Open Form

Would you kindly introduce yourself, as there are 16 participants in the group and our view is limited to only a few individuals at once.

****Steve, you indicated a desire to discuss the bridge. I would like to address concerns regarding the road and water erosion, which appear to have been caused by the developer. Rocks were placed in the ditch, redirecting water onto the roads, which has resulted in problematic conditions, particularly near 35 off of 1702. It seems a culvert should have been installed at the bottom, similar to those used towards the bridge. I am seeking clarification on whether the developer intends to assist in correcting this issue or what progress has been made thus far.**

As the incoming board, we are aware of this situation among other pending items requiring resolution and finalization. Unfortunately, Mr. Kitchens' microphone is not functioning currently, but based on available information, it appears we still need to consult with the developer. There may also be a need to involve the county to adequately address these matters.

BJ, can you please provide further details on possible solutions?

Certainly. My recommendation is to request that the developer install a culvert—utilizing metal or aluminum pipes beneath the ground—to address drainage in the affected ditch. Currently, improper drainage is not only impacting the roadway but has also eroded access for property owners. Involving the county will likely be necessary if the developer does not address these concerns promptly.

This week, my schedule allows for outreach to the developer to determine their proposed course of action. Once coordinated, either myself or another board member—such as Mr. Kitchens, Jill, or Kate—will meet onsite with the developer's representative to review the issues and ensure they understand the need for proper drainage infrastructure, directing runoff into Stockton Cord or the existing creek.

Conditions remain challenging, especially on Mr. Kitchen's side, where significant erosion requires four-wheel drive to access properties during inclement weather. We will begin making the necessary calls this week to initiate remediation efforts and resolve these ongoing concerns.**

Patrick Floyd: I want to ensure we are considering all of the roads in question. At the White House Spring Lane entrance, only about one-third of the entrance is usable without a four-wheel drive vehicle due to the incline. This issue appears to stem from improper drainage; the conversion area has been filled

with rocks, preventing water from reaching the proper channels. Addressing this will require guiding stakeholders through both properties and phases of the project. It seems that the recent rainfall was not anticipated.

I will arrange to meet on-site to demonstrate the situation directly. If necessary, we will coordinate with the developer to resolve these concerns and involve the county as appropriate. All relevant calls to the developer and county officials regarding the issues faced by property owners will be made this week. My intention is to ensure we are not just focusing on a single area, as problems have been reported at multiple addresses on both sides of the road. Thank you for your attention to these matters.**

Mr. Kitchens would try—many of them have been waiting—you there? Yes, sir, we can hear you now. Are you sure? I don't want to touch anything else at the moment, but yes, we can hear you and you're doing alright. Barry already mentioned it, and I could repeat it, but it's an ongoing process that's never been completed. However, we will finish it. Mike, I want everyone to understand when you talk about speaking to the county, you'll be addressing the county judge as well as all four precinct commissioners. They served on the board that approved everything, including the road bond release. For those who know about bonds, it's like an insurance policy—if you don't perform, it covers the cost. But somehow, they released it when they shouldn't have, so we need to go back and talk to them. I agree with Barry; we should be politically correct while also being forceful and assertive.

You all know from previous meetings that I can get passionate about these situations. For all the property owners involved and those reading this, I'm committed to doing everything I can. This isn't about just one side of the properties—it affects both sides. I've seen what happens during heavy rains and floods, where even my truck or Jeep can't get through. I empathize with your struggles and am determined to push for a resolution, even if I have to apply extra pressure, because it's unfair to everyone—especially those living there who deal with this every time it rains.

I'm going to work hard to resolve this before the spring rains arrive, remembering how badly things were damaged last year, including my own property. I promise to do my best to get this fixed. There's already an estimate out there, but the board needs to review it. Our next step is to decide how we present this to the county. If we can get the county to reinstate the road bond, which is supported by evidence of poor workmanship, it would require the land partners to either address the issues or let the insurance policy cover it. There should also be an estimate in the file to rework the roads and add culverts. I thought I'd sent this to everyone, but maybe not—I'll take care of that. Thank you.

Arden Clark. I'm unable to find the "raise hand" option—I wanted to participate but wasn't sure how. Depending on your Teams meeting setup, you should see a hand icon labeled "raise" either at the top or bottom; click that to raise your hand. If you're joining by phone, it might not be visible, so using a computer next time would help. I had a suggestion when it's appropriate: can we reach out to members who didn't respond and ask for their input now? Unfortunately, the voting window has closed votes had to be received or postmarked by the 9th, though I extended the deadline to accommodate mail delays. Could we consider another vote, changing procedures so non-respondents get another chance? Texas State law is very clear about this, but I can send information regarding the requirements. Please refer to the current CNR for provisions, and if you have further questions, emailing the board will get you an answer.

Kate, you are the member at large. We kept our trailer on the property during construction, which is permitted for up to six months—most builds take about that long. There seems to be some confusion (based on online discussions) about whether trailers are allowed—please review the rules again and reach out for clarification. We're here to assist; if one of us doesn't know the answer, we'll find someone who

does. Moving an RV up there isn't easy—we're situated 400 feet up a hill. Oh, are you on 1st St? No, we're off White Tail Spring, which we chose after considering other steep lots. It's a beautiful spot. Are there additional questions about the vote? If not, thank you, but I'd like to clarify something about voting procedures. How are questions being addressed—by order or randomly? Can everyone hear me? Patrick, did you want to comment? If possible, could we list only lot numbers instead of names on the web page? That way, everyone can easily reference areas or phases of the property during meetings. I'll note that as an action item.

Jane, do you have a question? I was wondering if Mr. Kitchen planned to elaborate on his recent email—a lot of us have questions about it and hoped for clarification. Anything directly related to the ballot can be discussed, though we've lost audio again... Am I back? If not, I think I've covered my points but let me know if there are any specific questions about the email.

There have been concerns about financial management and where payments over recent years have gone—while no direct accusations of corruption were made, some perceived mismanagement. Issues with land partners not addressing road repairs persist; the process is ongoing and requires careful documentation and county involvement. Land partners have been reluctant, but efforts to resolve this continue. Violations of CC&Rs cannot be discussed publicly due to privacy; any concerns should be formally submitted by email to the board. If you haven't received notice, there are likely no violations or fines. If there are further questions, please reach out.

Mr. Delarosa, this is Kate. Do you know if “last time” has actually been defined? The latest document I saw just referred to “they.” They’re still reevaluating where everything will go and need to clarify that. Are you aware of what’s supposed to happen in November or December? My understanding is that in November and December, they’ll release the final plan on the website. When I say, “final plan,” I mean I’ve spoken with them and they’ll include over 50 to 100 different scenarios for how things could be implemented. That information will be online, after which they’ll select which options to pursue and submit those to the state of Texas for approval. The state will then decide what is permissible.

Before that happens—in November or December—everyone in Comanche County and neighboring counties should file their paperwork to join the lawsuit to try to stop the process. Filing is necessary if we want any chance to halt the deployment plan or its variants before state approval. If, as I recall, they get the green light in February, things will proceed; otherwise, they won’t. If approved, construction might begin between March and May 2026. Their project manager’s name and contact number are posted on the website (Jill posted it, but Joe can confirm whether it’s still available). You may want to call her directly for assistance with filing, if you wish to be part of the suit.

Delarosa, during your conversation with him, did you gain access to higher-resolution maps than those available on the webpage? When you review the site, each volume covers about a quarter mile, right? I believe so. The woman I spoke with earlier confirmed some of this, but when I last talked to them—perhaps September or October—they were still planning, which explains why things were uncertain. However, by November or December, there should be more definitive updates posted. So, I recommend checking the website regularly for new information.

Thank you again for your updates and reminders. I appreciate the prompt—sometimes these things slip our minds. Good call on monitoring the situation, especially with the thunder and lightning up on the hill today. Is there anything else we should keep an eye on? Like I said, I watched it every day as it seemed to worsen, so I had to make the call. Alright,**

Laurie, Cesar, I noticed you indicated interest earlier. Do you have any questions at this time? You are both welcome to vote as well. My question relates to whether it is possible for voting to be based on a percentage of the votes actually cast, rather than total property owners. The proposal included some

valuable points, and it's unfortunate that broader participation was lacking. However, Texas State law regarding HOA and POA voting requirements is explicit; approval requires two-thirds of all property owners. While there may always be individuals who choose not to respond, the legal requirement remains clear. Thank you for your attention

Two main concerns: rescheduling an in-person meeting and the high power line project. The power lines won't affect every property owner in Twisted Creek; you can check detailed maps on the county website under the Dinosaur Project section for updates. If your property is involved, Encore should have notified you by letter if the project is within 500 feet of your land. For clarity, contact the project manager with your address to confirm proximity to planned deployments. If a line already exists, they may expand the easement; compensation is based on acreage affected. All decisions are made by the county, not the board, but the board can help direct you to more information. For further questions, visit the community website or reach out using the contact info provided.

Thank you all for joining today. As it is 1:00 PM, I must depart for a scheduled appointment. If you have additional questions or think of something later, please don't hesitate to reach out to us through our website or email. We are happy to provide answers and will research any inquiries if an immediate response is unavailable.

Regarding your earlier question about in-person meetings during the holiday season: with cooler weather approaching and upcoming holidays, I plan to reschedule our community event for the spring. The intention is to organize a gathering where everyone can meet and connect.

This concludes the agenda for today's meeting. Kate has confirmed that updates will be posted on our website, including future meeting dates. Thank you again for your participation.

Adjournment

<https://twistedcreekbranch.org>