

Twisted Creek Ranch Property Owners Association
Board Meeting Minutes
Sunday August 16, 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

Overview

Minutes from the previous meeting were not available for review. The agenda included opening remarks, secretary's meeting minutes, a financial update, old business, new business, updates, and an open forum.

Financial Update

As of June 30, 2026, the Association's total assets and liabilities were \$30,693.57. Additional financial details are available through the Westward 360 homeowner portal.

Old Business

Attorney Transition and Delinquent Accounts

The Board discussed changing attorneys and continuing efforts to schedule a meeting with a local Comanche attorney regarding delinquent accounts. Some property owners remain significantly behind on payments, possibly because they have not received notices or have not registered with Westward 360.

Grazing Lease

Keith Clemens, the Association's rancher, has agreed to extend the grazing lease. The original contract must be retyped into a usable format before it can be reestablished with the county. Additional follow-up is needed to identify the proper county contact.

Property Maintenance

Donna and Carl were thanked for cleaning around the mailbox area. The person expected to assist with a permanent maintenance solution has not yet contacted Kate, so the Board continues to pursue that matter.

Property Insurance

The Association's property insurance payments have been submitted. Mike Kitchens will be asked to confirm that both insurance companies received payment.

New Business

Right to Transact Business in Texas

The Board discussed the Association's right to transact business in Texas. Cindy is assisting with the required public information transaction form and has agreed to submit it on the Association's behalf. Follow-up will continue next week to ensure the Association remains in good standing.

Gate Issues

The Board discussed ongoing gate issues and may need to decide whether to replace the gates or replace the gate hardware and operators.

- **Residents are asked not to disconnect the gates at the gate level rather than at the power pole.**
- **Turning off power at the pole prevents the batteries from charging and may require battery replacement.**
- **The Board appreciates everyone's patience while it works through vendor and service challenges.**

Communication

The Association will use the group email as its primary communication method, while Facebook will continue to be updated as needed. Email provides a clearer record, helps residents track notices, and allows items to be added to calendars.

CC&R Amendments

The Board considered whether to revisit the CC&R amendments proposed last year. Further discussion will require participation from the other Board members.

Additional Discussion

Vendor Availability and Cash Payments

The Board discussed vendor availability, including the possibility that some local service providers prefer cash payments. Because petty cash would be difficult to manage and control, any such approach would require further Board discussion. Receipts and documentation would also be required for accounting purposes.

Proposed New Attorney

Mike reported that the proposed new attorney has not yet responded to follow-up messages but may be on vacation. The attorney previously indicated a willingness to meet with the Board by Zoom to discuss delinquent accounts and next steps.

Transmission-Line Right-of-Way

The Board discussed notices from the power company regarding possible transmission-line right-of-way changes along FM 1702. Some property owners have received notices, while others have not.

The proposed right-of-way may shift east, potentially reducing the impact on some lots while increasing the impact on others. The situation remains fluid, and the utility may consider routing the line along adjoining property lines, which may better align with existing setbacks.

July Meeting Minutes

Mike noted that the July meeting minutes should be provided to the Board for review before posting. They may be posted as a draft and later replaced with the approved version after a future vote.

Open Forum

During the open forum, a property owner asked whether the audit had been completed and posted on Westward 360. The audit has not yet been completed; however, available financial statements are posted in a downloadable format on the homeowner portal.

Adjournment

With no further questions, the meeting is concluded. Thanks to everyone who attended.

Meeting Adjourned

<https://twistedcreekbranch.org>