

**Exotic Isle Homeowners Association**  
**Board Meeting Minutes (02/27/2025)**

**Board members present:**

- Greg Baxter
- Mike Zabransky
- Duncan McKeever

**Quick recap**

The team discussed progress on various tasks, including the island side barge landing, tram repair updates, and potential strategies to reduce property tax burden on unsold lots. The conversation ended with a discussion on the challenges and potential risks associated with the current road access to the island and the proposal to reduce lawn maintenance costs.

**Next steps**

Duncan to call Trey Wenzel regarding the island side barge landing and Selkirk docks updates.

Greg to contact the Prosperity Bank representative to provide his information for becoming a bank signer.

Duncan to send the lot ownership spreadsheet to Greg after the meeting.

Chris and Colleen to develop a color scheme proposal for common area buildings for Board approval.

Greg to get pricing and material list information for the Selkirk side bulkhead next week.

Duncan to put AM Landscaping on notice about discontinuing their contract.

Greg to continue working with Scott West on insurance quotes for the tram and general liability.

Duncan to circulate the meeting minutes to the Board for review.

Chris to finish reviewing the CCRs and meet with Colleen next week to make progress on guidelines.

Mike to look into Sam Skipper's zero-turn mower as a potential purchase for the island.

**Property Tax, Votes, and Sales Update**

Duncan calls the meeting to order and the board approves the previous meeting minutes. The treasurer's report indicates ongoing cash flow challenges, with a property tax payment of \$5,600 still

pending due to system issues at the tax office. The board discusses potential strategies to reduce property tax burden on unsold lots. Duncan updates the board on the status of votes for amended CCRs and the need to recirculate the voting form. The board officially elects Greg Baxter as Secretary and Chris Baxter as Assistant Secretary. The board votes to approve the sale of lots 62 and 63 to Eddie Wright, with some paperwork still pending.

### **Progress, Projects, and Color Scheme Discussion**

In the meeting, the board discussed the delay in the barge landing project due to weather issues and low tide in river. Greg emphasized the need for at least two poles further out in the river to create a wing wall. Duncan agreed to bring this up with Trey Wenzel and to get definition around when Trey can start the project. The board also discussed the Architectural Review Committee (ARC) and the need for two new members due to Jay's health and Sam Skipper's unavailability. Biddie Porter is a candidate to replace Skipper on ARC. The board will wait to see how Jay's recovery progresses before looking for a replacement. The board also discussed the water storage shed, which needs cleaning and painting. Chris offered to get their worker Alvaro to handle the painting, which Duncan agreed to. Chris will get a project cost to submit for approval. Lastly, they discussed establishing a color scheme for the common area buildings, with Chris offering to take charge of this project.

### **Tram Repair Updates and Insurance Renewal**

The board discussed the tram repair updates, with Greg stating that a contractor has given a bid of \$50,000 to replace rusted angle irons on both towers. Painting would be an additional charge. Greg also mentioned that Scott West, the owner of Pathfinder Insurance, is working on a lower liability insurance quote but has already found one for \$15,000. Duncan looked up the previous liability insurance cost and stated it was approximately \$7,000. The team also discussed the idea of deeding off the land under the tram to an LLC and leasing the tram from the new LLC. However, there were concerns about the potential for piercing the LLC veil and the board agreed to seek further legal advice. The importance of getting the tram operational was emphasized, with the need for an island vote to approve any assessment associated with the repair. Duncan mentioned that insurance renewals were due in April and that they would need to move quickly on any re-quotes or rebids.

### **Road Access and Island Maintenance**

The board discussed the challenges and potential risks associated with the current road access to the island. They agreed that the road, which is not an official easement, is maintained by a neighborly understanding between the ranch owner and the island residents. However, they also acknowledged the potential for the rancher or the city of Austin to revoke their access at any time. The group decided to continue maintaining the road and agreed to include this in their annual budget.

### **Lawn Maintenance Proposal and Transition**

The board discussed a proposal to reduce lawn maintenance costs by hiring David to do the mowing and purchasing a zero-turn mower. They agreed to scale back mowing in the short term to reduce costs. They also discussed the need for a plan to transition back to full mowing when the island's infrastructure is improved. A motion was made to move forward with the proposal and to end the contract with AM landscaping. A vote was taken and the motion passed. The group also discussed the need for a Greg to become a signer on the Prosperity bank account. Duncan and Mike are already signers. Greg will request signer paperwork from Mo at Prosperity.

### **Boat Stalls, Liens, and Foreclosure**

The board discusses the boat stall situation, clarifying that stalls are leased from the HOA but rights can be transferred.

The rest of this section has been redacted as it occurred during the Executive Session during which sensitive issues were discussed such as liens and updating liens on delinquent homeowner's.