

Cassie Property Owners Association, Inc.
P. O. Box 34
Buchanan Dam, TX 78609
www.cassiepoa.org

June 18, 2022 Annual Board Meeting Minutes

Directors Attending:

Kenna Bolan, President

Toby Pimlott, Vice President

Whitney Flores, Treasurer

Shelley Holiday, Secretary

Patty Morrow, Director

Bill Robertson, Director

Hauke Roeschmann, Director

Donna Herwig, Director

Julia Harris, Director

Homeowners Attending: 37, a quorum was met

Kenna called the meeting to order at 10:11 A.M.

1. Introductions were made.

2. Reading of the minutes: Shelley read the minutes from the last annual meeting, June 19, 2021. Kenna made a motion to approve, it was seconded and approved.

3. Treasurer's Report: As of June 30, 2021 there was a balance of \$33,228.18; as of June 18, 2022 there is a balance of \$38,171.77. There are 217 paid members for the year 2021/22. There were donations in the amount of \$2,325.00.

There was an accounting audit performed to review the last two fiscal periods. The auditor found no exceptions to the bookkeeping. Recommendations were made and are being reviewed by the board.

4. Discussion by Members: A Homeowner (HO) thanked the board for the time they have put in on POA business. A HO brought up the subject of underage kids driving ATVs unsafely with no adults along and other kids standing up while the vehicle is in motion.

Burnet County Constable Leslie said that he will patrol the neighborhood and take any kids he finds driving to their home and advise parents of the laws. If problem is solved and there are no further complaints he will not have to prevent all driving of UTVs and golf carts on Cassie roads. A HO asked if she should call the Sheriff's Office if she sees underage drivers and Constable Leslie said yes, but not

911. HO suggested putting a flyer at every house regarding the legalities and rules for driving on the roads and on the beach. Another HO agreed, saying who wants to be the parent or grandparent that causes everyone to lose the privilege of driving UTVs and golf carts in Cassie.

HO expressed concern that the 25mph speed limit sign that were installed have done no good to stop speeding on the roads and his wife mentioned wanting to approach drivers; Kenna advised calling the Sheriff's Office for repeat speeders. Constable Leslie said if they get the license plate number he will come out and talk to the offenders.

Discussion was held on having speed monitors installed and on the difference in speed limits in various parts of Cassie. Kenna said the county commissioner sets speed limits.

HO said when they moved in there was a drought and cars were allowed to drive on the beach and he wanted to know what has changed. Hauke said nothing has changed, it has never been allowed and the goal is to make people aware of what is feasible and allowed when the lake is down.

A discussion was held on fireworks; the county commissioner will make a decision and it will be posted on BurnetCountyTX.org and on the Cassie Volunteer Fire Department website.

HO informed us that if someone Googles "Lake Buchanan" it sends people to Entrance 3 and then they look for access to the water. Bill will check into it and see if he can have it changed.

HO asked if there are laws against airbnb businesses in Cassie. Kenna read a ruling from October 2020 that states that Texas allows for a POA to restrict allowance of short term rentals; the state has established that communities have the power to manage their affairs. Cassie Rules and Regulations, Section 19C state that rentals must have a 6 month minimum.

HO asked if the boat ramp will be dredged; Kenna said the last time was several years ago and that Wayne Nearing has a front end loader and has saved the POA lots of money over the years performing various tasks at no charge. Discussion was held on others who can help. Hauke encouraged everyone to check social media for posts on when help is needed. Kenna said that the problem is finding a place where the dredged debris can be dumped. HO suggested using emails to get information out regarding volunteer opportunities.

HO brought up the problem of zebra mussels and discussion was held on how to get rid of them and possibly prevent more from moving in.

HO wanted to discuss the issue of repairing or removing the dock at 100 Agarita. Discussion was held on how the owner has had many requests to do the right/required thing but has done nothing; the homeowner, who lives next door to 100 Agarita, talked about the rabid foxes who were living under the unkempt dock having bitten a neighbor on the other side and other safety reasons why the dock should be removed entirely; he believes the POA should put a lien on the property until it is taken care of.

5. **General Information:** Hauke spoke about the committee that was created to research answers regarding rules and regulations, bylaws, etc. They talked to an attorney at no charge and were told that the challenge is that whole sections need to be rewritten; we are not in violation of existing laws, but documents need to be current. A different attorney, Gregory S. Cagle, who wrote "Texas Homeowners Association Law" will be consulted. It was noted that updating will cost a lot of money and will take time.

Discussion was held on what money that is in the bank will be spent on, budget transparency, ease of operation, and having a preapproved budget for recurring expenses, such as road repair and boat ramp upkeep. Budget should include necessary expenses such as insurance, stamps, envelopes, etc.

Hauke then displayed a spread sheet showing revenue, admin expenses, operating costs (such as mowing), fixed costs (such as insurance and property taxes), and special projects.

Discussion was held on next year's budget and adding a projection of what we will need, which led to the need to raise dues to afford necessary repairs on roads, legal fees, etc. HO asked a question about needing a 2/3 vote to effect change; another HO said on a previous board that she was on the board was unable to get a 2/3 vote for changes. Bill said there is risk in *not* changing the rules and we have to spend some money to find out what we can change. Discussion was held on making dues mandatory; HO said it is harder to have a budget without mandatory dues.

HO said she thinks a budget is good, but not enough; she suggested posting expenditures after every monthly meeting to show members what are the realities of the budget.

HO asked questions re: legal fees and whether the current lawsuit has to happen. Kenna said the owner in question cut down a large tree and poured a cement pad on POA property before obtaining permission. The subject of selling the adjacent POA property to the owner was discussed; the rules state that POA property cannot be sold without every member of the POA agreeing. Hauke explained why we had to take action to defend common properties and avoid setting a dangerous precedent.

Discussion was held on voting on the budget. HO suggested a 5 year plan instead of 10. Bill motioned to approve the budget as a guidance, it was seconded and approved unanimously.

Discussion was held about raising dues. HO said raising dues is not resolving the issue of the budget. Another HO said the approach the board is taking is good and he supports making dues mandatory and raising them.

Discussion was held on making provisions for fixed income residents. Whitney said most non-payers are residents. HO made a motion to double the dues, making them \$150.00; it was seconded and approved with a vote of 26 for and 5 against. It was decided to include the option of a payment plan and amend the form in next year's newsletter to reflect that.

6. Nomination of Directors from the Floor: Information was given to members about the positions open and that there were two lakefront and one off-water openings. For lakefront position #4 there were 3 people nominated, who each made comments or read statements about why they wanted to be on the board.
7. Election was held by ballot and Chuck Schoenfeld was elected. For lakefront position #5 election was held by ballot and Susan Surko was elected. For off-water position # 6, Tim Richter was the only person nominated and a motion was made to elect by acclamation, it was seconded and approved. Meeting was adjourned at 12:25.

Kenna Bolan, President_____

Shelley Holiday, Secretary_____