

Cassie Property Owners Association

PO Box 34

Buchanan Dam, TX 78609

August 18, 2022 POA Meeting Minutes

6:30 meeting called to order.

Board Members Present: Patty Lee, Toby Pimlott, Donna Herwig, Hauke Roeschmann, Chuck Schoenfeld, Julia Harris, Patty Morrow, Susan Surko, Whitney Flores.

Board Member Absent: Tim Richter.

Patty L. mentioned that someone had spoken to her about contouring lake flow. That is never allowed.

Welcome members and residents.

5 residents were present

Requested approval and acceptance of the July, 21 meeting minutes. There were issues with a few items. **1.** The statement made about decks and docks being on POA property so in effect anyone could use them. **(This statement is incorrect. This is an exception within the Fixed Property Agreement rules.)** **2.** The item referencing the 2017-2018 and 2018-2019 audits. Hauke suggested that the approving of the minutes to be tabled until the September meeting.

Treasurers report: As of July 22, 2022, there was a balance of \$41,371.77. There have been two deposits totaling \$2075. There have been 2 checks for expenses totaling \$554.36. As of August 18, 2022, there is a balance of \$42892.41. There are 141 paid members for the 2022/2023 year. The 2021 form 990-N has been submitted and accepted through the IRS online filing. Filing an informational tax report with the Secretary of State.

Discussion on putting financial information on POA website. Whitney did some research with other Home/Property Owner Associations...some do and some don't. Patty L. the minutes note how much we have what we spent and balance. That's all we need. Toby made a motion to stay with what's in the minutes. It was seconded and carried.

Chuck on Mr. Macias has not been able to get the parts for the dock. He has been ill and said he will get it repaired. It was decided that he will have until October to make the repairs.

Financial audit information: For the years 2017/18 and 2018/19 audit information could not be verified. A motion was made by Toby to hire Jodeen Lee to conduct the audits. The estimated cost, based on the audits of two years previously conducted by Jodeen is \$75. The motion was seconded and approved.

Boat ramp keys. No water, No new keys. There is no need to waste money on new keys when the water is gone. Bill has posted the information concerning the keys on the website. Patty L mentioned someone had put a new lock on the boat ramp chain. If anyone knows who please let the board know.

Buoy Maintenance and retrieval... Hauke has been out of the country and not able to get the plan together for retrieving and storing the buoys. Glen Patterson offered his help with the buoys. Hauke will work on having it for our next meeting.

Dredging Requests: Dredging requests were received from Mr. Klaus and Mr. Pink, both with the proper documentation. They have the approval of the neighbors that are materially affected. Requested approval of Mr. Pink's and Mr. Klaus's dredging documents they were approved by all board members.

Bank papers and Safety Deposit Box: Patty L., Toby, Donna and Whitney went to the bank to sign documents and to check on the safety deposit box. There was nothing of value so Whitney recommended we not renew the rental of the box in October. Toby made motion to not renew the rental and it was seconded and approved.

Underage Drivers of Golf Carts and ATV's: Whitney presented a sample of a post card to send to residents in reference to Unauthorized Use of Vehicles on Cassie Roads by underage drivers. Hauke does not think this is a good idea. He feels it is a bit too confrontational sounding. Toby said if it saved one child's life it would be worth it. Patty L. proposed that Whitney and Julia work together to re-word the postcard and maybe run it by the Constable Leslie Ray to see if he feels it's proper. We also discussed colors and pricing of the cards, which is \$48 both sides for 250 cards and \$57 for 500 cards. There will also be expenses for labels and stamps. This issue will be tabled and revisited at the September meeting.

Whitney brought forward that as a board maybe we should consider a way to generate some financial return on a portion of our cash. Nothing that puts our funds at risk, just a thought to consider. Revisit in September.

Homeowner attended but because she is not current with her dues, we were unable to hear her comments. However, we will be happy to listen to her comments when she brings her membership dues current.

Homeowner Glen Patterson would like to have dredging of the boat ramp to clean the channel. He wants the board to form a committee to work on speaking to companies for the cost of such a cleanup. Chuck stated what was needed was the point at the end of the boat dock cleaned out. Nothing can be done until the ground is dry.

Glen also spoke about the notice on our website stating (dogs must be on a leash within the community) There is nothing in the POA documents that refer to leashing dogs. Whitney said we should change the statement to say that we recommend that dogs be leashed. Julia made a motion to have the statement on the website re-worded. Whitney volunteered to have the wording changed.

Patty's Corner: Short discussions on dredging. All dredging requires proper forms and documentation.

A resident called Patty asking if they could have an RV on their property to use for guests. The answer is no. It is not allowed. Another resident called to complain about neighbors' grass being too high. Patty looked it up and there are POA requirements for grass length. She called Sheriff Environmental Officer and the grass was cut.

Adjourned at 7:51 PM

Executive Session

