

Cassie Property Owner's Association

PO Box 34

Buchanan Dam, TX 78609

February 16, 2023, POA Meeting Minutes

Board Members Present: Patty Lee, Toby Pimlott, Donna Herwig, Susan Surko, Hauke Roeschmann, Glenn Patterson, Greg Maxim, Rick Hoelscher and Whitney Flores, Treasurer.

Absent: Julia Harris

Homeowners Present: John Call, Thomas Herwig and Shawana Collins

Welcome guest

Meeting called to order at 6:33 PM

Minutes: Motion was made by Toby and seconded to approve the October 2022 and November 2022 meeting minutes. October was approved upon corrections of two minor errors; seven in favor with one abstaining. November 2022 meeting minutes were approved six in favor with two abstaining.

Treasurer's Report:

The November, December and January bank statements have been reconciled.

As of November 17, 2022, there is a balance of \$36,116.69.

There have been three deposits since my last report totaling \$650.

There have been 5 checks issued since my last report totaling \$387.38.

As of February 16, 2023, there is a balance of \$36,379.31.

There are 165 paid members for the year 2022/23.

Discussion about memberships and if Deed Restrictions. POA Deed Restrictions apply to all homeowners whether they are POA members or not.

Patty told the board about a Real Estate posting outside of Cassie which suggested that the purchaser could join the Cassie POA for \$50 a year and have access to our beaches etc. Patty let the realtor know that this was not the case.

Progress on the review of POA Rules and Regulations. \$3000 has been approved to have a lawyer review what is in place now and how it could be improved and updated. There was no update at this time. Hauke will continue to work on this.

Update on 100 S. Chaparral. One outstanding document to get before POA receives the settlement funds. Currently the homeowner has a trailer full of wood on POA property. If the trailer is not moved by the weekend the lawyer will be contacted for further action. We still need to have a survey on a portion of that property to be assured of ownership. Glenn Patterson has called survey companies for quotes.

Mr. Mancias has completed the fixed property agreement. An issue with some board members about the dock's location and the 20 feet from plat line rule. A board member will verify the distance so this can be completed in March.

Boat Channel excavating. Glenn is still waiting on some bids for the job. Hauke made a motion to approve up to a 20-thousand-dollar cap for the entire scoop of work. The motion was seconded and passed unanimously. Timeline was discussed. This work needs to be done this spring. It will take an estimated 4 weeks. Hopefully under budget. Something needs to be in place by March. Since this job is taking up a big piece of our operating budget, other items, such as rules and regs update, will be put on hold.

Whitney presented the Operating Budget for 2022/23. It's based on 220 homeowners paying dues of \$75 annually. She also presented the Late Dues Letter for approval. 130 letters are going out in a few weeks and the Newsletter and annual dues notice are going out in May. A lot of dues are associated with the use of the boat ramp. Homeowners don't realize how many other needs are met with their dues, such as repairs on roads not owned by the county. A motion was made by Susan to approve the letter. It was seconded and approved unanimously.

Deer feeding. This is a neighbor-to-neighbor issue. There is no law against it.

Driving on the beach. Per the law, people have the right to access lake water. If a homeowner has a complaint about someone driving on the beach, call the constable, they will come. If someone is trespassing on your property, call the constable.

Meeting adjourned at 8:19 PM