

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

January 20, 2022 Regular Board Meeting

Board Members Attending: Toby Pimlott, Patty Morrow, Hauke Roeschmann, Bill Robertson, Patty Lee

Also Attending: Whitney Flores, Treasurer

Board Members Absent: Kenna Bolan, Shelley Holiday, Julia Harris

A quorum was present

Homeowners present: Thomas and Donna Herwig, Miki and Carl Barho, Dan Lee, John Call

Meeting called to order at 6:30 pm

Minutes from November, 2021 were approved, with changes.

Treasurer Report: As of January 20, 2021 there is a balance of \$39,343.39. There are 206 Paid members. Report accepted.

Unfinished Business:

1. Homeowner at 4300 FM 690 Update - Table until February meeting
2. Homeowner at 205 Bronco Violation of deed restrictions - goats - Table until February meeting
3. Road Repairs bid - Tabled until February meeting
4. Buoys for coves update - LCRA is ready to take over from us and complete placement of buoys once we have all the required parts purchased. Nate is a Buoy Retriever for the LCRA. Bill Robertson will take the purchased buoys, chain, and hardware to Nate for deployment. Remaining required items will come in January 21, 2022. Nate already has the necessary weights from the septic company and the GPS locations for our authorized buoys. Nate and team will deploy all the buoys as soon as possible, before the spring season arrives. This should occur over the next two weeks, at Nate's discretion. No Cassie member will be part of this team on the boat. There has been interest in observing their process. Bill will check on this possibility. We will need to develop a plan to remove the buoys when the water goes down and to reestablish them when the water comes back up. Bill will seek the advice on best way to do this from the LCRA. Hauke educated us on the different types of buoys. Our gratitude was expressed for all the hard work provided by Patty Morrow and Bill Robertson for this project.
5. Discussion of a cap on delinquent dues - most members had opinions on whether people should receive forgiveness on several years past dues. Agreement was reached on Whitney Flores negotiating on a person by person basis to determine appropriate resolution on dues which are several years in arrears. Bill moved and Patty Lee seconded to give Whitney the right to negotiate these dues in arrears one time only, with the goal to bring as many members current as possible. Whitney will develop a past due letter for board approval.
6. Discussion of prorating dues - it was discussed that there has been a discretionary forgiveness of some initial dues with new home purchases right before our fiscal year-end. Hauke pointed out that the initial dues payment is really a membership fee and is due from

every new home owner when they join the POA. The group agreed to no change being necessary for this item.

New Business

1. Final approval was requested for all required buoy parts. The total amount was \$810. Toby Pimlott made the motion for approval and Patty Lee seconded.
2. Detached garage and patio cover at 114 Agarita - the ARC report was received and approved for the building of this addition.
3. Much related discussion on the ARC process. Board members have requested a process be created for the ARC review and recommendations. Bill requested a Zoom meeting to develop this process the the ARC members and the board agreed to have him establish this meeting. An ARC's role is to review applications in compliance with set guidelines. Any variances can be reviewed and recommended by the ARC and discussed by the board for approval, disapproval or further action.
4. Whitney has begun the project of contacting past due POA members to bring them current. This project is ongoing. With some of the current owners, good contact information has not yet been identified.
5. A financial audit of the past two years has been approved by the board. Hauke moved for the audit and Toby seconded. Jodeen Lee, a CPA, has agreed to complete the audit for \$75. The audit should be concluded in time to be presented at the annual meeting.
6. The board has a vacancy for a Director, Off-Water, with Paul Brady's resignation in October, 2021. Donna Herwig is an off-water member interested in the position. After the board's discussion with Donna, Hauke moved to elect her, Patty Lee seconded the nomination and Donna was elected unanimously.
7. Toby brought up for discussion the contribution to the Cassie Community Center (CCA) for building usage. She suggested raising the amount to \$50 a meeting and asked what the Board would consider appropriate. The current process and amount was discussed. Hauke suggested a discussion with the CCA before any amount was set. Hauke made a motion for Whitney to discuss with the CCA president to understand the CCA need, prior to discussing our contribution. Bill seconded the motion and it passed unanimously.
8. Access area cleanup -Tabled until next month
9. Governing Documents Hauke and Bill are the committee to review and develop appropriate action on our existing governing documents. We have utilized 3 hours of pro bono time from a lawyer to determine the items we need to focus on. We have determined that it is now time to update our governing document to comply with current laws and develop proposals for any necessary changes. The lawyer was recommended to our committee by another POA. Hauke and Bill have requested the funding to initiate a proposal for the items we need to address and the best alternatives for our efforts moving forward. The recommendation for \$1000 to be spent to develop this approval was made by Patty Lee and seconded by Toby. We anticipate an update at the February meeting.
10. GOdaddy report - 83 hits on the site over the last month.

Meeting Adjourned at 8:15

Patty Lee
Board Member