

Cassie Property Owners Association, Inc.

PO Box 34

Buchanan Dam, TX 78609

July 21, 2022 Board Meeting Minutes

Boards Members Attending: Patty Lee, Toby Pimlott, Donna Herwig, Whitney Flores, Hauke Roeschmann, Patty Morrow, Julia Harris, Chuck Schoenfeld, Susan Surko, and Tim Richter via skype.

Homeowners Attending 12

Meeting called to order at 6:32 PM

Patty welcomed everyone and notified them that the meeting was being recorded. Patty expressed that as much as possible we would like to stick to the agenda, realizing that items and situations do come up last minute and can be included upon request. Patty also spoke to residents about First Person Reporting, which means issues brought to the board must come from the homeowner affected or involved. She would also like to add a few moments at the end of each meeting, called Patty's Corner, to go over emails and call she has received.

Introduced new board members: Susan Surko, Chuck Schoenfeld, and Tim Richter.

Accepted and approved Minutes from 6/18/2022 Board Meeting. Holding off approval of the Annual Board Meeting until next month due to some questions of content.

Treasurer's Report: The June 18, 2022, balance is \$38,171.37. There were 2 deposits which equal \$2150 and 2 checks written which equal \$400. As of July 15, 2022, the balance is \$41,371.77. There are 118 paid members for 2022/2023. Treasurer's report was approved. Whitney received a bill for mowing and reimbursement request from Toby for the Homeowner/Property Owners Associations Rules book. Hauke made motion to approve expenditures. It was seconded and approved.

HO asked why financial/budget was not posted on the website. Whitney to research and report back in August on what can and can't be presented or posted going forward. We want to be as transparent as possible. The actual budget is still a work in progress.

Discussion about approving items through email should be approved on agenda.

Unfinished Business:

Homeowner at 4300 FM 690 situation to be postponed until October. Motion made by Hauke, seconded and approved to postpone.

New Business:

Boat Ramp Keys: Toby will take over the distribution of the keys going forward. However, since the ramp has no water Toby will make a sign or some other way to notify residents when keys will be available. Also do we need to make new keys this year. Motion made by Hauke, seconded and approved to move discussion to August.

Dredging the boat channel. The channel is not ready for dredging at this point it is too damp. There are so many things to consider: Heavy equipment damage to roads and disrupting or changing the curve of the lakebed. Motion made by Chuck, seconded and passed for Hauke to research the cost and feasibility of dredging the channel.

100 Agarita Dock: Mr. Holcomb brought forth his concern that the dock at this address was not constructed correctly to be stable or safe. Also, that the grounds around it were over-grown with weeds and trees that need trimming.

Mr. Macias, homeowner of the dock said he had done what he could to stabilize his dock. Some of the parts he needs are not available in the supply chain. He asked what the POA needs from him. Initially, the POA expects residents to maintain care of their property. So, he would need to clear weeds and trim trees near the dock and to make the repairs. Motion made by Julia, seconded and approved that Chuck work with Mr. Macias to find the parts and repair the dock sufficiently and he will work with Mr. Holcomb at a separate time.

Mr. Macias has a NO TRESPASSING sign on his property and will do what he needs in order to keep people from trespassing including calling the Sheriff or Constable. **It was stated that the deck and dock are on POA so in effect anyone could use it. (The previous statement is incorrect. This is an exception within the Fixed Property Agreement.)** Motion made by Hauke, seconded and approved to table the property issue.

Raising POA Dues: HO asked why we're raising dues if we have \$41,000 in the bank. Whitney explained that we run in the red yearly. It takes over \$40,000 to repair only one road. Another HO suggested we make dues mandatory. These issues moved to Executive Session.

Confrontation Protocol: No Board Member or resident should ever approach anyone on our beaches with cars or other vehicles. Call the non-emergency Sheriff's number or Constable Leslie Ray.

Financial Audit 2017-2018, 2018-2019: Whitney has tried to get documents to find out if these years have been audited without success. Motion was made by Julia, seconded and approved that if those documents are not received by the August 18, 2022, meeting we will have them audited.

No Wake Buoys: The buoys need to be taken out and put in storage. Glenn Patterson said he had equipment to help take them out. Need to call LCRA for procedures. Hauke will speak with Bill on the process.

Dredging request from Glenn Patterson including all required documents: Motion was made by Hauke, seconded and approved to allow Mr. Patterson to dredge the area around his dock for cleaning.

POA Rules and Regulations Update Process: Hauke said the attorney estimates the first phase initial fee for examination of our rules and regs documents would be \$2000. He is asking the board to approve his signing the contract for the first phase. This examination may lead to suggestions from the attorney for resolutions. Motion was made by Julia, seconded and approved for the first phase legal work and fee.

Central Texas Water Coalition: Roxanne Nelson spoke about how this organization is trying to help us understand the water issues and help find resolutions. They would like us to sign a resolution in support of their efforts to have some regulations over management of our water. Hauke made a motion for Patty to sign the resolution, it was seconded and approved.

Jocarr from the coalition would be happy to talk with our Homeowners any time. It may be nice to schedule a Saturday when more people may be able to attend. Roxanne and Toby will work together to schedule a Saturday.

Meeting Adjourned at 8:47

Patty Lee, President _____

Donna Herwig, Secretary _____

