

**April 26, 2025**

**Cassie POA Listening Session #1**

**Board Members**

Rick Hoelscher, President, Glenn Patterson, Vice President, Donna Herwig Secretary

Directors: Patty Lee, Toby Pimlott, Greg Maxim, Donna Kiley, Hauke Roeschmann,

Absent: Susan Surko, Whitney Flores, Treasurer

**Attendees:** 29 Residents were in attendance (see attached list)

Listening Session was called to order by Rick Hoelscher at 10:05 am. A Sign Up Sheet was circulated to record all those in attendance. Hauke Roeschmann gave a brief history of the Deed Restrictions in Cassie. Glenn Patterson explained the importance of Deed Restrictions.

One homeowner was concerned about the timing of Deed Restrictions and how the new Deed Restrictions would be implemented. This owner lives in a block where Mobile Homes were allowed by the original Deed Restrictions recorded in 1976. Later in the session a homeowner wanted to know how Mobile Homes would be addressed if the new Deed Restrictions did not allow Mobile Homes. Probably need to see what legal alternatives are possible.

Another Homeowner wanted to address the aesthetics of homes and yards. She felt we would need to define the expected upkeep of homes and yards. Aesthetics was also voiced by the next homeowner. This same homeowner wanted no mobile homes and wanted domestic pets and chickens allowed to be raised on his property.

The next Homeowner (who states that he pays Cassie POA Dues) does want Mandatory POA Dues. There was some discussion about how much authority the POA would have if dues were non-mandatory. Several homeowners would like for the POA to have more enforcement capabilities once the new Deed Restrictions are approved. During the Session several Board Members stated what the POA is responsible for and the need for dues to help pay for these responsibilities. One Homeowner said she would be fine if the POA assessed fines and liens.

There was also discussion of providing a Grandfather Exemption to homeowners who had existing violations on their property that is outside of the new Deed Restrictions. This discussion will require some legal review and consideration.

The next Homeowner asked about how new Deed Restrictions would be approved. Most of the old Deed Restrictions required 75% approval. We should seek a legal opinion on what type of majority is acceptable for approving old Deed Restrictions.

One Homeowner wanted no short-term (Vacation Rentals) in our subdivision. This conversation expanded to no Commercial Business (Auto Shops, Gravel Pits, and other noisy businesses). Some stated that quieter businesses such as Dog Grooming, Baby Sitting or even working from home on a computer should be acceptable. Longer term home rentals (6 months to 1 year) were also discussed.

Several Homeowners stated that Deed Restrictions should include a definition of Quiet Times and limiting outdoor lighting after dark. Most would like to see the stars after dark. Street lights and perimeter building lights cause too much background lighting. Another owner loves living here because of the peace and quiet. He would like some language to enforce or maintain some level of noise and outdoor lighting after dark.

One homeowner stated his concern about people accessing the lake when the lake level is below 1020 elevation. Since the land uncovered by the receding lake level is Cassie POA Property, how would the POA enforce improper behavior? Should Deed Restrictions or Rules and Regulations address proper behavior. Also discussed was the proper maintenance of irrigation piping. Should homeowners who utilize the lake be required to remove old broken piping that is currently not in use?

One homeowner from a large city is concerned about Mandatory Dues and subsequent "Special Assessments" she encountered in the past. Do we need some sort of language in the POA Charter stating limits on our Annual Dues?

One homeowner suggested we write new Deed Restrictions one Block at a time. Several Homeowners disagreed and stated that they wanted new Deed Restrictions to apply to all sections and blocks in Cassie.