

Cassie Property Owners Association  
PO Box 34  
Buchanan Dam, TX 78609

November 16, 2017 Regular Board Meeting  
MINUTES

In Attendance: Kenna Bolan, Corey Cricchio, Donna Kiley, Patty Morrow, George Sanchez, Marnie Schoenfeld  
Absent: Roxanne Nelson

A quorum was present.

Homeowner's attending: Karen Gorham, Toby Pimlott and John Call, and Clarence Bidy

Corey called the meeting to order at 6:34 p.m.

Homeowner's Toby Pimlott asked for a copy of the Cassie Rules and Regulations. She also mentioned they did not receive a copy of their deed restrictions when they purchased the property. Corey informed her she can access the Rules and Regulations on our website, and Patty will email deed restrictions to [toby.pimlott@gmail.com](mailto:toby.pimlott@gmail.com). They are in Block 3.

Toby Pimlott and John Call also commented about the vacant lot across the street needs the grass and weeds mowed. It is a fire danger and needs to be addressed. Corey will investigate the property this weekend and report to the board at the next meeting.

Karen Gorham expressed her concerns about the tall wooden fence erected by her neighbor's, north of her home, that blocks their lake view and was supposed to have been lowered at the end section (lake end) requested by the POA. The neighbor has not complied with the POA's request. Corey will look at the fence this weekend and report to the board at the next meeting.

Karen Gorham also brought photos of the trash at 115 Saddlehorn. The owners Clayton Thorp and Stephen Cates. The POA has sent the owners a letter to clean up the property dated 9/29/17. Corey will view the property and report to the board at the next meeting.

October 19, 2017 Minutes were presented. Marnie made the motion to approve, George seconded the motion. Motion approved.

November 16, 2017 Treasurer's Report was presented. There is a balance of \$18,237.11 in the Operating Account and \$34.21 in the Special Account. Patty has paid \$3,106.20 to Lone Star Paving, the balance is due. Patty reported the property taxes are due January 31, 2018 for \$413.20. There are 160 paid members to date. Kenna made the motion to accept the Treasurer's Report. George seconded. Motion approved.

Road repairs are completed!

Patty has submitted our IRS filing for non-profit status.

Discussion was held regarding the damaged tree at Access 1. Marnie made a motion to leave the tree as is. George seconded the motion. Motion approved.

Discussion was held regarding the homeowner's refrigerator placed curbside at 300A S Chaparral. A letter has been sent to the homeowners to remove the refrigerator from curbside immediately. Donna volunteered to contact the scrap metal man to have it picked up.

Corey has touched base with several local officials/contacts including Herb Darling and Brett Poage from Burnet County Environment Department, Constable Leslie Ray and County Commissioner Jim Luther

Kenna brought up the Safe Deposit box signature card at First State Bank of Burnet needs to be updated. Currently Harry Ransier, Ron Petrick,, Kenna Bolan and Patty Morrow are on the signature card. We only have one key to the safe deposit box. George made a motion to remove Harry Ransier and Ron Petrick and add Corey Cricchio and Marlena Schoenfeld on the signature card. Patty seconded the motion. Motion approved.

Kenna addressed the issue at 104 Bronco. They have chickens and a rooster which is a violation of their deed restrictions. Constable Leslie Ray is presently working on this issue and the trashy property surrounding their trailer.

Corey updated the board for 103 Whitetail. The Sprankle's have come to an agreement with Burnet County to erect a privacy fence to "hide" the abandoned vehicles and trash. The County will not been taking further action.

Discussion was held regarding picnic tables at Access 1. Everyone agreed the picnic tables will need to be made of concrete to prevent theft and concrete is lower maintenance than wood. Corey suggested we could fundraise money to pay for the picnic tables by offering "In Memory Of..." signs. Discussion tabled for next meeting.

Kenna mentioned the Post Office box is in Harry Ransier and Ron Petrick's names. Also, Ron lost his key to the box, so we need to purchase another one. George made a motion to remove Harry Ransier and Ron Petrick from the Post Office Box and to purchase another key. Kenna seconded the motion. Motion approved.

Corey presented the documents from Mr. Strange at 214 S Chaparral requesting a 10x16 storage building placed on his property. The board reviewed the documents. George made a motion to place the 10x16 storage building with a 6' set back from the property lines. Donna seconded. Motion approved. Corey will contact the owner.

Patty has agreed to be Kenna's back up for boat ramp keys. George made the motion and Donna seconded. Motion approved.

Homeowners Neier/Zander's paved the end section (west of Chaparral) of Bonanza Trail to their driveways at their expense. The board agreed we need to send a thank you letter to them. Corey will send the letter.

Donna volunteered to create new letterhead. She will send the board her designs. The new letterhead will be voted on at the next meeting.

Kenna introduced homeowner, Clarence Bidy for an off water board position, which needs to be filled. Clarence lives full time at 605 N Chaparral. Clarence is an certified arborist employed by Bartlett Tree Specialists. Clarence spoke about his plan of trimming trees and removing dead trees from all POA properties. He also mentioned a fundraiser for the POA, where his company would provide seedlings for Earth Day, April 22. Kenna made the motion to nominate Clarence Bidy, off water board member. George seconded the motion. Motion approved.

Meeting adjourned at 8:00 p.m.

Kenna Bolan  
Secretary

Patty Morrow

Treasurer