

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

April 20, 2017 Regular Board Meeting  
MINUTES

In Attendance: Kenna Bolan, Chris Conway, Donna Kiley, Roxanne Nelson, Ron Petrick, Bill Pink, Harry Ransier, and Marnie Schoenfeld  
Absent: Patty Morrow

Homeowners Attending: Paul Simar and Chris and Michelle Hill

A quorum was present.  
Harry called the meeting to order at 6:37 p.m.

March 2017 Minutes were presented. Motion made to accept minutes. Motion approved.

March 2017 Treasurer's Report was presented. There is a balance of \$19,190.20 in the Operating Account and \$34.21 in the Special Account. Motion made to accept Treasurer's Report. Motion approved. We have 192 paid members to date.

A financial audit of the Cassie POA financial records dated June 1, 2013 through March 31, 2017 was performed by Richard Bremmer on April 20, 2017. Mr. Bremmer's report states there were no exceptions.

Homeowner, Paul Simar attended the meeting with concerns of two dilapidated docks in the cove where his property is located. The addresses of the two docks are 103 Lasso Loop and 404 N Chaparral. Mr. Simar emailed Kenna the photos of the two docks. Kenna will forward these photos to Harry. Harry will send the homeowner's letters to repair their docks immediately.

Harry asked Kenna if the recent rains caused flooding at 601 N Chaparral. Kenna reported the rains were not heavy enough to cause flooding on the road or the property. She stated when there was flooding she would contact County Commissioner Jim Luther, so he can come inspect the flooding.

Harry reported he is waiting for Mr. Williams to give him a bid for road repairs for Bonanza Trail and Apache Trail. The board will decide which contractor to hire at the April board meeting.

Harry stated Entrance 9 reflective tape has been installed on the number.

Harry reported he has sent the letter to Chris and Michelle Hill to remove their chickens.

Ron gave Kenna the contract from Clawson Dumpster rental to give to Patty to keep with financial records.

Discussion was held regarding individuals blocking the boat ramp. A black Silverado was blocking the boat ramp. The board has the photo of the vehicle and license plate of the truck. Harry recommend no board member approach anyone blocking the boat ramp. Instead, take down license plate, make, model, and color of vehicle and report this information to Harry. The board agreed if a homeowner continues to block the boat ramp the board will revoke their privilege to have access to the boat ramp.

Homeowners Chris and Michelle Hill attended the meeting regarding the letter they receive from Harry with regards to removing their 4 chickens. They stated since they moved here in November they have received several complaints from a neighbor that is not a Cassie resident and the neighbor next door. The Hill's are upset with the way they have been treated since they moved here. The Hill's informed the board the Texas State Legislative Senate passed bill 1620 to allow up to six chickens and was going before the House next week. If

Senate Bill 1620 passes in the House, the law will go into effect September 15, 2017. The Hill's requested the board not make a decision at this time to remove their chickens. A motion was made for a non formal vote that the board will not pursue removal of their chickens pending the House approving the bill.

The Hill's asked the board to send a letter to Kyle Button to request he have the grass cut and maintained at all times. Harry will send Mr. Button a letter.

The Hill's inquired about installing a covered dock. Harry informed them they need to check LCRA Rules regarding boat docks and then submit their dock proposal to the board and sign a Fixed Property Agreement with the Cassie POA board. Chris urged the Hill's to reconsider a covered dock due to the northerly winds in the winter.

The Hill's want to add a guest bedroom to their home. Harry informed the Hill's they need to submit their plans and propose to the board.

Advocate! Mailing is June 1.

Bill Pink informed the board we have a boat ramp issue we need to repair immediately. The dirt area along the paved ramp has washed away and there is a 3" drop off. Discussion was held and the conclusion was to use 1"-2" paving gravel to repair the drop off. Marnie will contact Harry after speaking to her husband Chuck about where we could buy paving gravel.

It has been brought to the attention of the board that the Gorham's house is for sale. When they sale their home, they are no longer members of Cassie. No privileges, no boat ramp access and no voting rights.

Chris will check the Cassie Rules and Regulations and Bylaws regarding lit docks.

Harry will send letters to the two homeowners at 103 Lasso Lane and 404 N Chaparral regarding their dilapidated docks and he will cc the LCRA.

Meeting adjourned at 8:10 p.m.

Kenna Bolan  
Secretary