

Cassie Property Owners Association, Inc.
P. O. Box 34
Buchanan Dam, TX 78609
Minutes for Monthly Meeting January 21, 2016

Attendees: Harry Ransier, Ron Petrick, Chris Conway, Bill Pink, Gregg Hosterman, Marnie Rose-Mabry, Steve Morrison, and Patty Morrow.

A quorum was present and the meeting was called to order at 6:06 p.m.

A motion was made to accept the December minutes. Motion was passed.

Patty submitted the December treasurer's report. The motion was moved and approved.

Harry discussed the issue with the Nunn's rental of his residence as commercial use. Harry sent the Nunn's the deed restrictions and the POA's rules and regulations. The Nunn's sent the email back and stated they will not comply at all; stated that we cannot control rental for less than 6 months. They asked to make an exception. Harry stated he couldn't because of the board's rules and regulations. The Nunn's stated they will get an attorney. Harry stated he searched for an attorney to represent the POA and found Gregory Cagle from Savrik & Schumann. They have been highly recommended. Harry asked the board to spend \$700 for attorney fees in order for them to review the POA deed restrictions and rules & regulations. We need to know if the POA can sustain and enforce the deed restrictions. The attorney's office sent an engagement letter to be signed. A motion was made and passed to spend \$700 with the attorney. Harry will sign the engagement letter and schedule an appointment. Harry and Chris will attend the consultation.

Harry recommends that we amend the POA's rules and regulations and have a separate entry regarding residential rental. It will then be presented at our next annual meeting in June for approval. All board members agreed and Harry stated he will work on the wordage for the amendment.

Steve Morrison, who resides at 630 S. Chaparral, has requested permission from the board to construct a dock on his property and has submitted the drawing of the proposed dock. Mr. Morrison stated the retaining wall will be built inside his property line. Chris stated he must follow the US Army Corp of Engineers' instructions on building the retaining wall and stated no LCRA permit is needed. The board gave a temporary approval for Mr. Morrison to move forward. Mr. Morrison will check with the US Army Corp of Engineers and will provide the requirements for building of the retaining wall and report back to the board. The boat dock was approved by the board.

Harry stated the water in the boat dock is high enough for launching small boats. Greg will continue to issue keys. (After adjournment Greg decided he wanted to pass on the job of issuing boat ramp keys and Kenna had previously volunteered to take over so she will be the new contact point and Bill Pink will be he back up.) The lock will be rekeyed and new keys will be issued to current paid members. The sign at the boat dock will be updated. Harry will work on wordage and find out cost of the new sign. Harry will have Bill's Lock & Key come out and rekey the boat dock lock. They charge \$3.25 to make each key. Patty said she will find out the cost of making 70 keys from a locksmith in Killeen.

Harry suggested we change the time of the POA meeting to 6:30 which would allow Marnie to get to the meeting on time since she is working in Austin. All agreed to change our meeting time to 6:30 pm.

Harry wanted the board to be aware that Wayne, Laura, and himself have filed complaints to the sheriff's office this morning due to dogs roaming, chasing deer, and have attacked physically Nancy, Wayne, & Laura. The dogs belong to the resident across from Wayne Nehring's house. One dog is a light colored pit and then there are 2 black dogs. The dogs have been aggressive, growling, and charging.

Patty submitted an invoice for \$89.72 from Off-Site Labs who maintains our domain name and web hosting. The board approved the payment for this service.

Patty stated she needed office supplies to maintain POA records. The board approved to pay up to \$50 for file folders, papers, and printer ink.

Meeting adjourned at 7:25 p.m.

Minutes submitted by Patty Morrow