

Cassie Property Owners Association
P.O. Box 34
Buchanan Dam, TX 78609

August 20, 2015 Regular Board Meeting
MINUTES

In Attendance:

Harry Ransier
Ron Petrick
Patty Morrow
Greg Hosterman
Chris Conway
Donna Kiley
Kenna Bolan
Marnie Schoenfield

A quorum was present. Harry called the meeting to order at 6:08 p.m.

July 2015 Minutes were accepted.

July 2015 Treasurer's Report was submitted and accepted. We have \$16,479.16 in our Checking Account and One hundred nineteen (119) paid members.

John Davis spoke about several items concerning the boat ramp and gate.

1. The boat ramp is in need of removing trees and shrubs, cutting the grass and removing the large hump.
2. Two holes on each side of the boat ramp need to be repaired.
3. Lock and sign for boat ramp needs to be updated when the lake fills up.

Discussion was held and we decided Harry will inspect boat ramp and the holes. Wayne Nehring has a concrete contact.

Wayne Nehring presented a proposal to clean up the boat ramp to eliminate the hump. Wayne doesn't believe the work will exceed \$500 total. Harry and Wayne will meet at the boat ramp to inspect the area.

Harry proposed we clean the channel, remove trees & brush, cut grass, level the ramp and repair holes. Wayne will submit bid after he and Harry review, then Harry will email all officers for approval of bid.

Trace Lewis updated us on the situation with Jim Smith. Last week Trace spoke to the detective at the Burnet County Sheriff's Dept. They informed him the County Attorney's office has the charges filed from his father, Mr. Lewis, but not Victor Varnadoe's Victim Statement. Victor spoke to the County Attorney's office today. Harry is going to contact Sonny McAfee for assistance. Harry asked Trace to contact him on September 3 if the Sheriff's Dept. hasn't arrested Jim Smith. Tracy will contact Victor to keep informed of his case.

Harry presented the Brunte case at the corner of RR690 and Bronco updates. Mike Harnisch will have to start a new case against his parents who are now in control of the property. This is extremely irritating and frustrating since Harry has been working on this for a year.

Ron presented the final bill from Progressive Waste for the dumpster rental fee. No balance is due.

Patty will review the insurance policies and then give to Kenna. Motion was made to pay the invoice from Galloway Insurance in the amount of \$3682.09. Motion accepted.

Alex and Suzanne Labry at 306 S Chaparral, submitted a Fixed Property Agreement request. The document requests to update an old approved request and add a couple of items which were missed the first time. Harry has the old request, new request and the survey showing the areas in question. Discussion was held. Motion accepted. Harry will send document to Labry's.

Discussion was held regarding a home owner wanting to rent their home for less than six months of the year. The board has concerns about the short lease interfering with Cassie's non commercial use of the property. Motion was made to amend Cassie Rules and Regulations Item 19c as stated below. Kenna will update the section in the Rules and Regulations. Motion accepted

19. Tenant's Use of POA Property

- c. To qualify to use POA property the Tenancy must be for a residential use for a minimum term of six (6) months. Renting or leasing property for a term of less than six (6) months is considered a commercial use of the property.

Harry brought up the issue with the many abandoned vehicles in Cassie. We decided to continue discussion in April 2016 and an article will be in the Advocate for businesses (or individuals) that advertise they will pick up these cars for residents if they have a title.

Patty needs the computer program ACCESS. Marnie is going to check with Fritz or Richard (friends of hers) and she will get in touch with Patty.

Donna will send Harry an email about 206 S Chaparral, a vacant house that has no electricity.

Harry has spoken to Mike Harnisch about Jim Smith continuing to add trash on the right of way. Ron saw Mike taking pictures of the trash. Herb Darling has sent Jim Smith two (2) letters which have done nothing. Harry is waiting for a response from Mike as to what will be done.

We have approximately one hundred fifty (150) Past Due letters to mail. These need to be mailed in September. Ron will print letters, labels and pick up stamps.

Meeting adjourned at 7:45 p.m.

Kenna Bolan
Secretary

Next Meeting September