Cassie Property Owners Association, Inc.

P.O. Box 34

Buchanan Dam, TX 78609

July 19, 2018 Regular Board Meeting

MINUTES

In Attendance: Kenna Bolan, Corey Cricchio, Shelley Holliday, Patty Morrow, Hauke Roeschmann

Absent: Abby Ammerman, Roxanne Nelson, George Sanchez

Homeowner’s Attending: David and Alice Gallardo, John Davis, Ron Petrick

A quorum was present.

Corey called the meeting to order at 6:37 p.m.

May 18, 2018 Minutes were presented. Motion made by Patty to accept minutes. Corey seconded the motion. Motion approved.

July 19, 2018 Treasurer’s Report were presented. There is a balance of $9,871.23 in the Operating Account. No checks were written. Two deposits were made: $2,525.00 (Includes $2,350.00 for membership dues and $175.00 in donations.) and $700.00 (Includes $650.00 for membership dues and $50 in donations.) There are 125 paid members to date.

Ron Petrick has an unsigned affidavit for Block 5, Lots 8 and 9. The decease owner built a building on lot 9 and the house is on lot 8. The affidavit states the owner agrees to use “Our Lots” in conjunction with each other as a single family residence until each lot separately complies with the applicable deed restrictions. The wife is selling both properties separately which is a deed violation.

Patty is going to Burnet County Clerks office to locate the affidavit filed. She will report to the board.

John Davis brought their Fixed Property Agreement proof of recording with Burnet County Clerk’s Office. Kenna will keep the FPA with her files. John also reported when the POA cleaned out the boat channel there were NO boulders/rocks in the channel.

OLD BUSINESS:

1. Picnic Tables - Corey reported he is researching prices of picnic tables. Chick-fil-A donates picnic tables.
2. 104 Bronco - Corey will resend letter with deed restrictions to the correct homeowners of the property, Jerry and Diann West for violating deed restrictions by having chickens and roosters.
3. 201 Bronco - Ron Petrick stated he spoke to the homeowner Drew Braddock over four months ago and Drew was going to fix up the house. Nothing has happened. Kenna stated the household trash is still piled up on the back porch. The former tenants moved out early Dec 2017. Corey will send another letter to Mr. Braddock.
4. Community Plan - tabled for August board meeting
5. Property Taxes - Patty reported she contacted Burnet County Central Appraisal District to inquire when our hearing is scheduled. We are not scheduled yet.
6. Access Area Security - Corey informed the board a retired neighbor sees numerous vehicles at Access $1 that drive out of Cassie when leaving the beach; suspicious for nonresident. Corey saw the same issue this weekend. Corey reported we are waiting for pricing on fencing materials. He stated the cedar posts will work for Access Areas 2, 3, 4, and 5, but not 1 on Agarita. Discussion was held as to what type of fencing will work best and most cost effective. More information will be presented at the August board meeting.
7. “No Vehicles Beyond This Point! Not a boat launch” sign placed at Access 4 (next to Kenna’s house). Discussion was held regarding purchasing a new sign. The board decided because we will be fencing off the Access areas we don’t need to purchase this sign.
8. The board discussed asking homeowners to cut their tall grass which is a fire hazard. Because the deed restrictions do not require homeowners to keep grass cut, the board has not authority.

NEW BUSINESS:

1. Election of Officers - Due to three board members not present, the board decided to hold the elections at the August board meeting.
2. 104 Mustang - There is a large pile of used tires and abandoned vehicles on the property. Discussion was held and decided this is a Health Safety Hazard. Corey will send a letter to the homeowner of the property first. If the tires are not removed by the deadline, Corey will then contact Herb Darling with Burnet County Environmental Dept.
3. Signs for access areas and neighborhood watch - George is absent, tabled until August board meeting.
4. Boat Ramp Re-Key - Kenna needs help. She’s going to be out of state on August 1-10. Donna has said she will meet the key company at the boat ramp on August 1 at 9:45. Patty will be additional back up for issuing keys. Donna will take Patty keys after she has possession of them.
5. Bid for keys - Corey has been in contact with Area Wide Locksmith in Lampasas to inquire pricing for boat ramp lock. He needs to contact them regarding their trip charge for coming to the lake.
6. Nominate Bill and Karen Gorham for associate members - Kenna nominated Bill and Karen Gorham for associate members. They have lived in Cassie for nine years and have been wonderful neighbors. Hauke made a motion to accept the Gorham’s associate membership. Corey seconded the motion. Motion approved.
7. Remove Marnie Schoenfeld from the bank account, safe deposit box and P.O. Box - tabled until August for elections of VP to add to the above.
8. Add new VP to bank account, safe deposit box and P.O. Box - tabled until August for elections of VP to add to the above.
9. Website - Need George to add to the website: Remember to contact the POA for approval on all boat docks, retaining walls, storage building, garages and new construction. Tabled until August because George was fighting fires and was unable to attend the board meeting.
10. Discussion was held regarding a prior motion to allow Bill Kiley to cut the main entrance and access areas as needed. Corey made a motion that it is mandatory to receive board approval prior for compensation for mowing main entrance and access areas. Kenna seconded. Motion approved.
11. Discussion was held regarding asking homeowner’s to volunteer mowing access areas and the main entrance to save POA funds. Corey made a motion to have George place on our website asking for homeowner’s to volunteer to mow access areas near their property and the main entrance. Kenna seconded. Motion passed.

Meeting adjourned 8:25 p.m.

Kenna Bolan

Secretary