

**Cassie Property Owners Association, Inc.**

**PO Box 34**

**Buchanan Dam, TX 78609**

**June 17, 2023, Annual Board Meeting Minutes**

**Board Members Present:**

Patty Lee, President, Toby Pimlott, Vice President, Donna Herwig, Secretary, Julia Harris, Director, Susan Surko, Director, Glenn Patterson, Director, Rich Hoelscher, Director.

Whitney Flores, Treasurer

**Board Members Absent:** Hauke Roeschmann, Director and Greg Maxim, Director

**Homeowners Attending: 25-A quorum was met**

**Meeting was called to order at 10:09 AM**

**Welcome Homeowners**

**Patty highlighted items from last year's Annual Meeting Minutes:**

Vehicles on the water, Air B & B's, Boat Ramp Dredging, Zebra Mussels, Raising POA dues, POA budget plans, Lawsuit Mediation.

**Introduction of Board Members**

**Treasurer's Report:** As of June 18, 2022, there was a balance of \$38171.77

**We reported annual revenues** of \$25,910. This includes membership dues both current and past due \$10,200, prepaid dues for 2023/2024 year \$9,785, donations \$925 and special miscellaneous contribution of \$5,000.

**We reported annual expenses** in the amount of \$30,749.78. This includes administrative expenses of \$9,617.81. Operating expenses of \$1,075 for water access and road entrance maintenance, fixed charges of \$1,500.07 for general liability insurance and property taxes.

**Special project expenses** of \$18,556.90. This includes the boat ramp channel digging and sand bar removal (\$18,250) and the no wake buoy retrieval supplies (\$306.90).

As of June 16, 2023, there is a balance of \$33,331.99.

All bank statements are reconciled monthly.

There are 202 paid members for the year 2022/2023 and 63 paid members for the year 2023/2024.

**Discussions:**

A homeowner questioned why the board was having POA property surveyed. It was explained how important it is to establish all property owned by Cassie POA due to infringements on such property.

A homeowner had concerns about some trees branching out over the roads and weeds and grass eroding the roads. Specifically on South Chaparral and Saddle Horn. South Chaparral is a county road so we can notify our commissioner Jim Luther. Please notify the POA if you see this problem elsewhere.

A homeowner had a question about why the dues had been raised for this year. The POA would not have the means to meet the needs of our community at the \$75 a year given the inflation of prices for everything. Road repair alone is a large expense and there are multiple roads needing repair.

A discussion about the access points and road entrances being mowed with wildflowers still in bloom. We are sensitive to that fact and some mowers did wait this year due to the beautiful flowers. However, next year will be different due to the solar eclipse happening in early April 2024. Everything will be mowed prior to that day due to the fire hazards with the numbers of people expected in our area.

Discussions and information about the eclipse will be ongoing over the next several months. Please come to our monthly meeting to keep informed. The POA Board meets the third Thursday of every month.

A homeowner opened a discussion about access points. There are differing POA regulations and Texas Parks and Wildlife regulations concerning who is allowed access to Cassie beaches. One is for Cassie neighbors, and another is for the public. Our Constable says that anyone can access the lake from a county road. There are also rules about the types of vehicles allowed to drive through the access points to the beaches. We need further discussions about these issues.

A homeowner spoke up to thank the POA Board for their service to our community. Acknowledging the difficulties of handling all the aspects of these positions.

An issue was brought up about abandoned water pipelines on the beach at entrance #1 now that the water is so low. Also talk about residents with pipes currently that are no longer under water maybe should be covered with gravel or something until the water is back.

A homeowner discovered that there are 13 homes for sale in Cassie and wonders why people are leaving. A lot has to do with low water, residents passing away, taxes and interest rates.

A homeowner questioned if it was allowed to do fireworks on the lakebed. It is allowed for our residents. Just be respectful of others and clean up.

More discussion about the Solar Eclipse happening April 8, 2024. More than one hundred thousand people are expected in our area for a week at least, maybe more. There will be no response to trespassing calls to the Sheriff. Everyone should plan to buy gas, groceries and medicine or medical supplies ahead of time to last at least that long. We will most likely not be able to get out due to the numbers of vehicles expected. We will need to consider the expense of cleaning up after the event. The city and county will hold meetings regularly and gather information with experts on what to expect and/or do. Once again, please come to the POA monthly meeting on the third Thursday of the month.

There are 3 Directors Positions up for confirmation: Glenn Patterson, Greg Maxim and Rick Hoelscher. Homeowners were asked if they were in favor of reconfirming these three Directors. All were in favor. Confirmed.

Director Positions 7(off water), 8 (off water) and 9 (at large) are up for election. These seats are currently held by Donna Herwig, Patty Lee and Glenn Patterson respectively. All three were nominated again and accepted the nomination. No new no new nominations were made. Homeowners were asked if they wanted to appoint each person separately or all at once. They chose all at once. Donna was elected to seat 7, Patty Lee was elected to seat 8 and Glenn Patterson was elected to seat 9.

Adjourned at 12:46PM

Patty Lee, President \_\_\_\_\_

Donna Herwig, Secretary \_\_\_\_\_