Cassie Property Owners Association

P.O. Box 34

Buchanan Dam, TX 78611

April 18, 2019 Regular Board Meeting

MINUTES

In Attendance: Kenna Bolan, Donna Kiley, Patty Morrow, Debra Holcomb, Shelley Holiday, Hauke Roeschmann

Board member absent: Richard Garrett

Homeowner’s Present: Don Haluzen, Toby Pimlott and John Call

Kenna called the meeting to order at 6:35 p.m.

**1st order of business was to review Boat doc plans submitted by Homeowner Don Haluzen at 120 Agarita.**

Motion to approve the plan submitted was made by Hauke and seconded by Kenna. Motion approved.

Don asked if board would approve adding a roof to the dock as he intends to install a boat lift. The dock plans submitted were approved but the roof on the end of the dock was tabled to be reviewed for approval consideration.

Shelley read rules by LCRA under boat dock and regulations which state Cassie board can grant a variance and approve the roof.

Hauke asked Don to submit drawing with height specs and type of construction for the additional structure not included with the plans submitted at this meeting.

**John Call asked about a tornado warning siren** and Shelly reported after researching, we do not have a tornado warning siren and the county has no plan to install one.

**Minutes**

Kenna submitted the minutes from the March, 2019 board meeting for approval. Shelly requested the spelling of her name be corrected. Shelly motioned to approve the minutes and Kenna seconded the motion. Motion approved.

**Treasurer’s Report**

1. Patty presented the Treasurer’s Report.
2. The $75 donation from last month was revoked, so we need to change the ending balance to March minutes. The bank charged us a $2.00 fee. Kenna motioned to approve the change and Hauke seconded the motion. Motion approved.
3. Motion was made to approve $46 to pay PO Box fee - Kenna approved, Hauke 2nd the motion. Motion approved.
4. One deposit was made for $175.00, which includes $150 for membership dues and $25 for replacement of a boat ramp key.
5. As of April 18, 2019, there is $11,588.05 in the Operating Account.
6. There are 191 paid members for the year 2018/19.

**Old Business**

1. **210 Lariat Lane Boat Dock**. Hauke reported the dock has not been repaired and he will contact them again
2. **Signs (POA Meeting & Access Areas)**. Hauke reported the new Signs are ready but he did not bring signs to present. Hauke asked for a metal frame to make sure the signs will fit. He will see if George still has sign frames.
3. **722 N Chaparral Boat Dock squeaking repaired**. Donna reported dock has been greased and that stopped the noise, the homeowner will continue same resolution to maintain
4. **Residents with chickens**. Kenna will draft a letter on Board letterhead with board signature then send to the board for approval before mailing written notice to homeowners.
5. **Annual Newsletter**. Kenna submitted the Newsletter and noted the last page will state $75 dues for next year for everyone who is current on dues. The last page will be different amount for homeowners that are past due. Itemized invoice will be $75 and also list past due dues. Patty suggested adding a line on the invoice for donations. It was suggested adding option to donate in memory of. Hauke suggested this should be added to the agenda at the annual meeting. John suggested adding donations to be used for parks improvement on invoice. Patty also found concrete tables to be purchased for the parks. She will submit cost. Hauke suggested building wood tables which would be less expensive but it was noted that material would not hold up to elements.
6. **Mowing bids for areas needed**. Kenna said several entrances need someone to mow. Shelly asked about park 1. Polly pays someone to mow right side but left side is grown up again. Need someone with bull dozer to address the left side as the bushes that were removed last year are growing again. Hauke will look at the boat ramp to see if it needs mowing. Kenna said we still need to wait until the wildflowers go to seed before we mow any of these areas. Below are the areas being maintained and/or need to be addressed:

Main Entrance: Need volunteer or pay someone

Access 1 - Polly Chenault

Access 2 - Bill Pink

Access 3 - Richard Garrett

Access 4 - Kenna Bolan

Access 5 - David Gallardo

Boat Ramp - Bill Pink

Entrance 2 - Need volunteer or pay someone

Entrances 3 & 4 - Bill Pink

Entrances 5 - Need volunteer or pay someone

Entrance 6 - Bill Gorham

Entrance 7 - Need volunteer or pay someone

Entrance 8 - Danny Kopp

Entrance 9 - Need volunteer or pay someone

1. **Cassie Water System**. Donna contacted water company and they said the state told them to get an engineer to decide what needs to be done to resolve the issue with levels of lead, copper and nitrate. This could be an ongoing long term, costly issue before resolution will be provided.

**New Business:**

1. **Approve newsletter** and postage stamps/labels/envelopes/paper.

Shelly said we need time to review

Hauke suggested added the new brochure to the newsletter mail-out. Everyone agreed

Kenna said take brochure to D&W to get them printed and also get the newsletter printed.

Hauke offered to do the printing. Last year cost was $148 for 310 letters.

Donna motioned to have Hauke print the brochure and D&W print the newsletter.

Kenna made motion to buy postage, labels and Hauke 2nd. Motion approved. We will

print newsletter my May 23rd to allow a week to fold and stuff and get in mail by May 31st.

1. **Need to remove Ron Petrick from PO Box**. Post Office said we have to have this in writing and need to have 2 signatures - Kenna made Motion to remove Ron, and add all officer’s names for access- Hauke seconded the motion. Motion approved.
2. **Posting speed limit signs throughout neighborhood** - Motion was made to request 20 mph signs - Kenna will contact County Commissioner Jim Luther, Jr. to inquire.
3. **Signs for dogs** – Kenna reported a neighbor had been chased by pit bulls. The neighbor was told to contact Sheriff's Dept. Shelley said the new person to contact for animal control is Natalie.

Kenna suggested adding verbiage to POA rules to match County rules. Donna said this should be on the new agenda. Shelley will talk to Natalie and find out if she can provide copy of the leash laws. It was decided to table the signs and adding to POA rules until Shelley does more research and reports back.

1. **100 Agarita boat dock in disrepair -** Hauke said before engaging LCRA we should send a letter to homeowner asking them to do repairs.

Kenna submitted pics from last year but the dock is in the water now. Overgrowth is not as bad but the wood platform is still a haven for rodents and reptiles.

Donna said the dock doesn’t appear to be in disrepair.

Kenna will take a look at the dock first and report back before decision is made to send a letter.

1. **Abandoned vehicles and boats** - Kenna made a phone call and she will report back what action can be taken to address.

**Idea / Suggestions / Comments (not on the agenda)**

**Shelly mentioned the signs posted in park** is not keeping vehicles out of the park. She asked replacing with signs that would be more visible. Tabled for future discussion

**Donna asked we discuss new board members**. We need 3 directors and more off water directors. Toby Pimlott wants to join the board, Kenna suggested nominating her next month as director. Hauke suggested adding an option to write in a nomination for board member on the newsletter.

Meeting adjourned meeting at 8:37

Debra Holcomb

Secretary

Kenna Bolan

President