

Cassie Property Owners Association, Inc.

P.O. Box 34

Buchanan Dam, TX 78609

August 15, 2019 Regular Board Meeting

MINUTES

Board Members Attending: Kenna Bolan, Donna Kiley, Patty Morrow, Shelley Holiday, Vesta Luna, Toby Pimlott, Hauke Roeschmann Absent: Richard Garrett, Bill Robertson

Homeowners Attending: Cheryll Puddy, Doug Puddy, Steve Holcomb, John Morrow, Jr., Brittany Morrow, Corey Cricchio, Kasi Shaw, Jeremy Dick, Patty Lee, Laura Richter, Jeff Haese

A quorum was present.

Kenna called the meeting to order at 6:33p.m.

Kenna opened the meeting for homeowner's comments

A Homeowner told about a possibly rabid fox incident at his home at 202 S. Chaparral this morning. He passed out plans to add 2 sections/16 ' to the end of his existing fence, which will extend into POA property but will not block access.

Homeowners at 716 S Chaparral passed out plans for their garage and to repair the dock; Hauke suggested walking the site for clarity and including neighbor statements re: the dock (given the site being a narrow cove) before giving approval; Kenna made motion to approve garage, Toby 2nd, motion approved; Kenna told them that we need a detailed description of building materials, etc. and the group consisting of Hauke, Kenna, Donna, Vesta, and Toby will inspect site on Saturday, 8-17 along with the site for the proposed fence extension at 202.

Homeowner had questions about the dock next door to him, Kenna said it is to be completed by 8-23, LCRA will be back to check; he said he asked LCRA about the concrete pieces and they said it was OK

Homeowner asked about the specs on the Cassie Water System well, Donna said she called Cassie water and TCEQ and was told there are several exceeding, homeowner stated that owners of wells exceeding will be notified; Hauke asked if POA should be doing something; Patty said a homeowner sent his water to be tested and is waiting on results; Kenna suggested we should write a letter to Cassie Water System, Vesta suggested we write a letter to them and copy to TCEQ, Hauke suggested the wording be inquisitive rather than confrontational, Kenna will draft a letter.

Minutes -Shelley submitted the May and July Minutes for approval. Kenna made a motion to approve May minutes, Vesta 2nd, motion approved; Kenna made a motion to approve the July minutes, Toby 2nd, motion approved.

Treasurer's Report - Patty submitted the August Treasurer's report. There is \$22,093.03 in the Operating Account. We have 150 paid members to date. Treasurer's Report was accepted.

Unfinished Business

Remove trees and low branches Access 1,3,5: Hauke suggested it is too hot to work in heat, wait until October.

Mowing access areas: Kenna made a motion to pay bill of \$255 to Blakemore Lawn Service, Donna 2nd, motion approved.

Mustang Road improvement: Kenna can get 13 tons of gravel for \$240.00 with labor provided, she indicated where the gravel will go and which homeowners on the road pay dues and which do not; Donna said maybe improving the road will encourage them to pay dues; Vesta said her neighbors have 109 Mustang on their mailbox, but the box is on 690; Kenna offered to go with the homeowners to the county to ask for an exception so they can put their driveway on 690; Donna said we should get 2 loads of gravel so it can be fixed further up; Donna made a motion to get enough gravel to fix the whole road, Toby 2nd, motion approved.

Roll Off Dumpster Rental: Donna said it is \$962.30 for 1 dumpster, \$356.04 for a second one plus \$15 a day for the purpose of cleaning up the neighborhood; she offered to put it on her property and monitor access; we will send out a flyer with days and hours, what can or cannot be dumped, and a note that only dues paying members can use it; Donna will get approval from her husband and we will revisit in September meeting

Website: Kenna reported that Bill is updating it and everything is going well; a homeowner commented that when she wanted information about finances of POA it was hard to get and perhaps we should put the treasurer's report on the website, after brief discussion a homeowner said we should do research before the September meeting to decide if we should or not; Vesta suggested put a notation in the monthly minutes that the Treasurer's Report is available at any meeting. Donna volunteered to research open meeting prior to September meeting.

New Business

Access Area 1, approve location of "no vehicles beyond this point" sign - skipped

Access Area Signs need to be replaced - Hauke showed pictures of existing signs, questioned if old "Private Property" signs need to be replaced; he will get a quote on replacing some, but not all if they are legible and do their job; he will bring information to next meeting; Vesta suggested all "Private Property" signs be redesigned to state "No Public Access, POA members only, No Vehicles on Beach"; Hauke will help determine which frames can be used and will email pics and options; homeowner suggested using "The Sign Shop" as they can refurbish existing metal.

Past Dues Letters to be sent by 9-16 - Kenna will draft a letter, Toby and Vesta will help Patty at Donna's on 9-17. Patty will request labels and buy stamps, paper, and envelopes and print letters; Kenna made motion, Donna 2nd, approved.

612 N Chaparral needs letter re: clean up of property - Kenna will send certified letter re: issues such as dead tree, 5' grass/weeds, snakes and mice, danger to neighbors, neighbors complaining; Donna made motion, Toby 2nd, approved.

Discussion was held about where motorized vehicles can drive and/or park within the subdivision; Kenna informed homeowners that it is all POA property and beach in back of lakefront properties, but access is meant to be within access points, not to park in back of houses.

Hauke stated that we should be good stewards of the lake and beach and need better understanding of what we can do within the present rules and regulations, then presented a power point presentation featuring the pertinent rules and showing a plat map of Access 1 with a GoogleEarth map superimposed to illustrate where the actual access area is and where the rest of the POA property along the lakeshore is. The rules and regulations discussed were p.7-13, "Driving on Lake Bed Property"; p. 4c; p 8b; p9c; p10a; p118; p16a

Hauke suggested that the POA needs to put together a plan of action that will give better access for launching AND discourage vehicles from driving/parking past the plat lines which were highlighted in the presentation; future plans to implement these goals are to form a work session, create a parking zone, and install signage; he suggested the next work session be at Access 1 to shape the landscape to reflect all of the above. Homeowner suggested that when things change we should define where people can use it now.

Shelley stated that she had an area of expertise in erosion, sedimentation and e-coli and how taking care of riparian areas protects the lakeshore and water quality, and that her purpose in posting a “No Vehicles Beyond This Point” sign was to help indicate where the “beach” is so people could comply with the “No Vehicles on Beach” signs posted at the entrance of every access area.

Kenna adjourned the meeting at 9:03 pm

Shelley Holiday, Secretary