

**Cassie Property Owners Association, Inc.  
P. O. Box 34  
Buchanan Dam, TX 78609  
[www.cassiepoa.org](http://www.cassiepoa.org)**

**September 16, 2021 Regular Board Meeting**

Board Members Attending: Kenna Bolan, Toby Pimlott, Shelley Holiday, Patty Morrow, Bill Robertson, Julia Harris, Patty Lee

Also attending: Whitney Flores, Treasurer

Board Members Absent: Hauke Roeschmann, Paul Brady

A quorum was present

Homeowners Attending: Colby Middleton, John Call, Joe Harris

Meeting called to order at 6:32pm

Minutes from August 2021 were accepted with an edit adding a line for Kenna's signature.

Whitney Flores read the treasurer's report: as of September 16, 2021 there is a balance of \$44,309.50 and there are 181 paid members for the year 2021/22. Whitney suggested using online banking (read only); Kenna made a motion to do so once Whitney is a signator on the bank account, it was seconded and approved.

Kenna submitted an expense of \$494.95 to be paid to Blakemore Landscaping.

Patty reported that she and Whitney are way ahead of schedule on the transition and it is going well. Whitney agreed that Patty could continue monitoring real estate transactions in Cassie while Whitney is focusing on complete transition of other treasurer items and still being copied and included on all correspondence.

**Unfinished Business:**

1. Homeowner at 4300 FM 690 update – Kenna reported that they have ordered siding to fix up the trailer rather than demolish it. She will inspect the progress again on 10-21-21.
2. Boat ramp improvements needed – Kenna reported some trimming was done but not completed; we need someone with a bobcat or skid loader to spread gravel.
3. Discuss and amend Rules & Regs re: short term rentals dues – a committee was formed, including Patty Morrow, Patty Lee, and Toby; they will email board members with suggestions for rules.
4. Discuss dues for 2022-23 – Tabled until after roads paved and boatramp cleaned up.
5. Buoys for coves – Kenna has 6 of the 8 GPS coordinates; we need to order 8 buoys, Patty M will get prices.
6. Directors volunteer for duties – Patty M will monitor Facebook page; Julia will be in charge of thank you notes for donations; Patty L is in charge of boat ramp keys; Paul is monitoring roads and boat ramp cleanup

**New Business:**

1. Boat Ramp Lock - Kenna made a motion to reimburse Patty L \$20.00, it was seconded and approved.
2. Reimburse Kenna for miscellaneous expenses – Shelley made a motion to reimburse \$39.58, it was seconded and approved.
3. Approve house plans for new build at 130 N Chaparral – Owners are replatting, Kenna visited and saw stakes and the culvert for the driveway. She made a motion to approve plans pending receiving a new plat from the architect, it was seconded and approved. Discussion was held on improving the process for approving house plans submitted. Patty L is concerned that plans are not attached to minutes.
4. Homeowner at 205 Bronco violating deed restrictions re: goats in yard – Homeowner presented documentation from Matthew Carlson, LPC, LAC, in Winter Park, CO diagnosing daughter with a mental disability recognized in the Diagnostic and Statistical Manual of Mental Disorders. Daughter is also being seen by multiple doctors through Zoom, after having reviewed her medical records. Kenna asked what services the goats perform; homeowner replied that they calm her down when she gets angry. Kenna said that his neighbors have not complained, but we need more research to avoid setting a precedent for other homeowners wanting to keep “non-domestic” animals. Toby said this letter should suffice as documentation for keeping the goats in question. Kenna will verify with Matthew Carlson and wants verification from local doctors who have seen the daughter in person. Homeowner will submit more documentation by October 21, 2021 or let the board know if he has not been able to get an office appointment by then. Whitney verified that Matthew Carlson is licensed to practice in Texas; Patty L. suggests we give the homeowner 1 or 2 months, then revisit approval. Homeowner is completely paid up on dues at this time.
5. Road repair bids – Kenna reported that she requested bids from several companies with the following results:
  - B and L Construction was too busy to give a bid.
  - Lone Star came out and measured but never sent a bid.
  - Brothers Paving came out but their machine to make measurements (a transit??) was broken and they never got back to her.
  - Luke Paving gave bids on Apache Trail - \$11,840.00, Lasso Loop from N Chaparral to circle - \$9300.00, Lasso Loop from circle back to N Chaparral - \$7950.00, Silver Spur from 690 to N Chaparral - \$4100. The total for these roads is \$33,190.00.Due to heavy use by construction vehicles, repairs on Lariat Lane will be delayed. Kenna suggested waiting for a bid from RDC Paving and one other company, then discussing again at the October meeting, along with which roads to fix first. Discussion was held on budget for the buoys. Kenna suggested delaying placement of buoys until after winter. She will email the locations and we will discuss again at the October meeting after bids and costs are in.
6. GoDaddy report – There were 132 hits on our website this month. Patty M suggested removing the heading for Treasurer Reports on the website. It was noted that the agenda must be posted on the website 144 hours ahead of the meeting; the words “subject to change” should be added. Discussion was held on posting the bank balance and projected costs for improvements, along with pictures of accomplished projects, on the website. Discussion was held on accepting 3 years past dues instead of 5 for those homeowners who are way behind. Whitney suggested that as the new treasurer she could reach out.

Meeting adjourned at 7:57  
Shelley Holiday, Secretary

