

Cassie Property Owners Association

PO Box 34

Buchanan Dam, TX 78609

September 18, 2025, POA Meeting Minutes

Officers: Rick Hoelscher, President, Glenn Patterson, Vice President, Donna Herwig, Secretary

Directors: Hauke Roeschmann, Greg Maxim, Donna Kiley, Don Dillard, Katherine Frankum, Kevin Payne

Treasurer: Whitney Flores

Meeting called to order 6:33 PM

Greg Maxim is absent

Introduction of Board Members and introduction of homeowner's present. There were 16 homeowners present.

Steve Morrison, a member of our Architectural Review Committee (ARC) brought the approved ARC form concerning a remodel of Kevin and Amy Payne home on 116 Sunset Circle. The ARC Committee has approved this remodel.

Homeowner wanted to know if it was true that our deed restrictions had expired. If so, when and who had informed the board, and what was going to be done about it? Glenn gave a brief explanation of how the restrictions had expired. There was a suggestion that we take this issue up at our third and last Listening Session, this Saturday, September 20th, which is specifically about Deed Restrictions.

An issue brought before the board regarding a construction site on South Chapparral, not being a home. This lot is zoned as residential, not commercial or business. Homeowners are very concerned about it. Several homeowners say it is unsightly with big trucks and equipment coming and going. Hauke made a motion that this be taken up outside of the POA Meeting with the individuals involved. It was seconded and approved.

Treasurer's Report: The August bank statement has been reconciled.

As of August 14, 2025, there was a balance of \$51,162.72.

Since the August report, there has been one deposit totaling \$1,350.

Since the August report, there have been four checks totaling \$1,390.84.

As of September 17, 2025, there is a balance of \$51,121.88.

We have 149 paid members for the 25/26 year.

Approval of the August meeting minutes. The August Minutes were approved with two minor corrections.

Stop Signs. There are at least three streets that do not have stop signs at intersections. Bonanza, at FM690 and Saddle Horn at Lariat Lane and Chaparral. Rick will contact our county commissioner to see how we can remedy that.

Access Point Signs: Hauke and his wife are getting quotes for new signs. They have two options and will come back next month with dollar amounts.

Boat Ramp Key Distribution: Donna Kiley reported that 74 homeowners have paid her and received their boat ramp key. About \$1300 of the money collected was for past due dues.

POA Meeting signs. Don Dillard stated the signs aren't very clean or stable. He spoke with Thomas Herwig who volunteered to weld a base for the signs. The metal will cost about \$50. It will make the signs more stable.

Road Repairs: Next on the list for road repairs are Lasso Loop. It will be next Spring before the work will be done.

Tree Trimming: Kevin will trim the trees in the fall. He will check out around the boat ramp as there may be a few trees overgrown.

Mowing Contractor: The mower should be mowing beyond the butter sticks to get the weeds and tall grass. Snakes could become an issue if that area is cut.

Buoys: Hauke had to purchase more pads and chains. He now has everything needed to get the buoys in the water again.

Docks and piers: Residents can proceed with approval of docks and piers, but they cannot hamper boat traffic through the boat ramp channel. Residents will need a Fixed Property Agreement with the POA.

Survey Crew-Title Company: Discussion about ownership of waterfront property. There is a question as to who actually owns property under the lake level (1020 ELEV). The title company is researching. This issue is very complicated, and records go way back. Lots of ideas were exchanged. More work to be done.

Legal Counsel: Rick and Glenn heard from our lawyer that the deed restrictions have definitely expired. Since there are so many separate deed restrictions, it is very difficult to find a way to encompass all the blocks and lots. This is why we are having the listening sessions.

Deed Restrictions: The third and last listening session concerning deed restrictions, will be Saturday, September 20 here at the Cassie Community Center at 10 AM to 12 PM.

Meeting nights for POA meetings in 2026: Discussion about maybe changing the meeting times to a Saturday or maybe the first Thursday of the month. We will discuss it more next month.

Damage reported at Access 1. It was reported that some kind of vehicle was driving crazy and tearing up the grounds. They moved the blocks and got the chain unlocked. Basically, trashing the place by leaving papers and empty alcohol containers all over. According to the homeowners, this has been going on for a while. This is trespassing and should be reported to authorities. It was suggested that we place a notice on our Facebook page asking homeowners to keep their eyes open and be aware that this is happening near their homes. Glenn Patterson repaired the metal cables at Access Point #1. He will reset the blocks at a later date.

Meeting Adjourned at 8:43 PM