

September 20, 2025

Cassie POA Listening Session #3

Board Members

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

Directors: Kevin Payne, Don Dillard, Katherine Frankum, Hauke Roeschmann,

Absent: Greg Maxim, Donna Kiley, Whitney Flores, Treasurer

Attendees: 12 Residents were in attendance (see attached list)

Listening Session was called to order by Rick Hoelscher at 10:03 am. A Sign Up Sheet was at the Entrance to record all those in attendance. Glenn Patterson gave a brief history and the Current Status of the Deed Restrictions in Cassie.

One homeowner asked if Deed Restrictions were “Dead”. Members of the Board responded that most of the Deed Restrictions have expired. There are 4-5 Deed Restrictions that have terms that have not expired.

Another Homeowner asked if anyone had contacted Burnet County about the status of our Deed Restrictions. Board members who responded stated that the Deed Restrictions were filed and maintained in County Records. No one was sure if Burnet County makes determinations regarding the status of Deed Restrictions.

Another homeowner asked what was the Governing Law for Deed Restrictions in our area. The Board stated that we believe State Property Code 11 Chapter 211 is the Texas State Law that governs our subdivision.

The next Homeowner stated that she had reviewed all of the Deed Restrictions for the Cassie Subdivision, and she recommends using the Deed Restrictions for Block 16 as a template. This homeowner also stated these restrictions should be added:

- No Short Term Rentals
- Landscaping should be Maintained (General Tidiness, grass height, Fences, etc)
- Building Materials must be removed within 30 days of project completion
- Allow POA to assess Fines

Another homeowner recommended that:

- Residential, single family homes only
- No “Tiny Homes”
- No short term rentals (AirBnB, VRBO, and Bed & Breakfast)
- Must notify the POA of Proposed Construction in advance

One homeowner expressed concern about being restricted by the term “Single Family Homes”. Should a homeowner wish to care for an aging parent, she would not like to be restricted from building a separate small home for that parent.

In the past, there was a concern regarding the Cost of Legal Fees should we change Deed Restrictions. There was discussion of how would Legal Costs for new Deed Restrictions be paid. One homeowner suggested that he would pay a Special Assessment to cover costs of Legal Fees for new Deed Restrictions.

The next Homeowner requested that the Board continue to explore ways to draft new Deed Restrictions. Other homeowners agreed that we need some sort of covenants in Cassie.

The Listening Session was adjourned at 11:55 am.