

CAPE MALIBU PROPERTY OWNERS ASSOCIATION
DRAFT OF OPEN BOARD MEETING MINUTES
Lands End, Cape Malibu, Montgomery County, Texas

DATE: Sunday, February 1, 2026

PLACE: Lands End, Cape Malibu, Willis, Montgomery County, Texas

ATTENDING: Board – President-Jim Davis, Vice President-Tim Booth, Director-Bill Byrn,
Treasurer-Misty Schillereff

Members – #20

President Jim Davis called the meeting to order at 2:00pm

- Quorum established

Minutes Summary from prior Open Board Meeting (December 7, 2025) read by Linda Sowda

- Misty Schillereff motioned to accept minutes; Tim Booth seconded; motion passed

Treasury Report ending December 31, 2025, read by Misty Schillereff

- Savings and Checking Balance \$231,942.92 of which \$59,782.97 is in the road fund.
- Irregular Expenses: Dreamscapes-water runoff remediation.
- Tim Booth motioned to file the Treasury Report; Bill Byrn seconded; motion passed

Architectural Control Committee Report presented by Karl McCoy

- House on Malibu West is under construction
- Hazelwoods completed boat house
- Lot 10 - owner is doing cleanup work
- Lot next to Cash – Karl is setting up a meeting with homeowner about building plans
- Need 2 more volunteers for this (ACC) committee
- Bill Byrn motioned to accept the Architectural Control Committee report; Tim Booth seconded; motion passed

Digital Information Committee Report

- Nothing to report
- Tim Booth motioned to accept the Digital Committee report; Bill Burn seconded; motion passed

Restrictions and Covenants Panel Report

- Reviewed as part of business in progress. No “report” to approve

Water Supply Corporation Report – No Report

Community Club Report - No Report

Helping Neighbors Report – No Report

Thank You Announcements: Thank you to.....

- All those who helped put Christmas decorations away
- Karl McCoy for working with Fire Department

Confirmation of actions taken between meetings -

- Dreamscapes – water/ runoff remediation; homeowners Terry & Johnsons paid have of fee

Business in Progress

- Road Update – County attorney now says that because we are a “gated” community (we are not) & because original plat is as a private community, 100% of residents must sign and be notarized or register as a non-private community. County attorney will not speak to us; only to our attorney. Another paving company has approached the board with another solution for the roads. (About 2 times the county’s cost.)

- Drainage Remediation - updated above
- Restriction and Covenant Draft Review - Debbie led review and focus was on recommending changes, not line by line through the draft. Two residents responded. Discussion on chickencoops and the state law. Jim went through his suggested changes.

New Business

- New Fire House – Potential Insurance benefit because we are less than 5 miles from the station. Recommend taking a cake or treats to the Fire Department from the neighborhood “Ladies of the Lake”.

Tim Booth motioned to adjourn meeting to Executive Session at 4:00pm; Bill Burn seconded; motion passed

President Jim Davis called to reconvene Open Session meeting, providing summary of action taken, at 4:12pm

Action taken during Executive Session

- Discuss collection status of annual dues
- ACC status
- Set dates for March and May meetings
- Next Open Board Meeting set for March 8, 2026 at 2:00pm at Lands End

Tim Booth moved to adjourn the meeting with Bill Burn seconding; motion passed

Meeting adjourned at 4:15pm