

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

DATE: Sunday, August 16, 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, Secretary-Linda Sowda

Members – # 17

President Jim Davis called the meeting to order at 2:05pm

- Quorum established

Minutes Summary from prior Open Board Meeting (June 14, 2026) read by Linda Sowda

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

Treasury Report ending July 31, 2026, read by Misty Schillereff

- Savings and Checking Balance \$245,246.92 of which \$74,107.97 is in the road fund.
- Bill Byrn motioned to file the Treasury Report; Tim Booth seconded; motion passed

Architectural Control Committee Report presented by Karl McCoy

- House in Cape Malibu is having work done without ACC approval; remember to reach out to the ACC beforehand
- Neighbors are reporting that they hear a loud motorcycle driving around at night
- Linda Sowda motioned to accept the Architectural Control Committee report; Misty Schillereff seconded; motion passed

Digital Information Committee Report presented by Karl McCoy

- Looking into internet service at Lands End
- Tachus is now Ezee Fiber – some community members report that they have called and, after discussion, gotten a discount or upgraded service and have been told that the lifetime rate will be honored
- Misty Schillereff motioned to accept the Digital Committee report; Bill Byrn seconded; motion passed

Restrictions and Covenants Panel Report – No Report

Water Supply Corporation Report presented by Steve Seiler

- Most summers as the days get above 90 degrees, we have a period when our water has a bitter, or “earthy” smell and taste. The condition comes from naturally occurring compounds and minerals in our aquifer, could be iron/manganese or other elements. The “event” happened about 2 weeks ago. The water was tested weekly and again when it was reported to A-1. A-1 found all water was ok but proceeded to add additional chlorine and flush the system. Right now, the water tastes “normal” and correctly chlorinated and good for residential use.
- About 2 months ago we had a breach in our fence, it was cut open and someone got into the grounds. Upon checking, nothing was stolen or destroyed. All existing locks were intact. A-1 attends EPA webinar for security measures/issues. We are not concerned about cyberattacks or intend to change our security. Thank you, Keith, for fixing the fence.
- SJRA is submitting a notice of vote on final global amendment to contracts for groundwater reduction planning, alternate water supply and related goods and services to be issued at end of 2026 if over 85% of GRP participants agree. We are a part of the GRP and will sign the agreement.

- SJRA did drop their ground water rate from \$2.62 to \$2.51/1000gal on February 1, 2026. Because the rate reduction is within our normal wastage %. We did change the residential rates.
- Cape Malibu has a drought contingency plan, and it is in place. Stage 1 – volunteer conservation (5/1-9/30) restricts water watering to Sun, Tues, Thurs, and between 10am to 8pm.

***Questions on water issues call A-1 at 281-367-0935**

- PLEASE try NOT to drive over the water pipes that connect to our main supply lines to where the water meter up to the supply pipe exist
 - Simple breaks are usually \$600-\$800 to repair
 - Complicated or under the road repairs are between \$1,200 to \$1,900 to repair

**Especially STAY OFF that area after a good rain...that softens the soil and increases the chances of breaks!*

- Linda Sowda motioned to accept the Water Supply Corporation report; Bill Byrn seconded; motion passed

Community Club Report– No Report

- **Save the Date for a neighborhood Trunk or Treat!** Friday, October 30th @ 5:30 p.m. at Lands End. Bring Halloween goodies for the kids and your beverage of choice to enjoy! If you're feeling energetic, decorate your car or golf cart too! For questions or suggestions for the event, please call or text Rhonda Mabry @ 713-499-3078

Helping Neighbors Report – No Report

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

- **Ray Bates** for meeting with all the pool contractors, sub-contractors, etc.
- **Eddie Stevens** for installing the no soliciting sign
- **Ray Bates** for installing new fire extinguisher cabinet
- Everyone who made the July 4 celebration happen
- **Jewell Terrell** – extra work at Lands End
- **Dan Drinkwater** – sprinkler repair

Confirmation of actions taken between meetings

- Approval of overage on bulkhead; two sections will be fixed this year

Business in Progress

- Road Repave Update - Preparing bid packages
- No Soliciting Sign is up at Cape Malibu Entrance
- Lands End Restroom Cleaning – Jewell Terrell is our new hire; thank you!
- Insurance valuation for Lands End - Lands End is underinsured at \$55,000; recommended to insure for \$150,000. Annual cost increase will be \$800.
 - Tim Booth motioned to increase the insurance coverage on Lands End; Misty Schillereff seconded the motion. Motion passed
- Document purging – Saturday August 29, 2026. Document retention policy from 2012 will be followed. Contact Sandra Brewer to see if your house plans were located during purge day (if wanted)

New Business

- Pool Resurface Bids – In the process of comparing bids for resurfacing pool with a pebble finish
- Tim Booth motioned to select top 3 pool bids as: Eden, Hipp, and Town & Country; Misty Schillereff seconded; motion passed

***Voting for CMPOA Board Members is September 20th during our Annual Meeting. Three positions are up for re-election. Jim Davis will run for re-election; however, Bill Byrn and Misty Schillereff will not. Shannon Caldwell will be running for a position. If you are interested in serving on the Board, contact Sandra Brewer for a form.**

Misty Schillereff motioned to adjourn meeting to Executive Session at 3:52pm; Tim Booth seconded; motion passed

President Jim Davis called to reconvene Open Session meeting, providing summary of action taken, at 5:12pm

Action taken during Executive Session

- Discuss collection status of annual dues
- ACC status – issued discussed
- Plans to review pool bids
- Need candidates to run for Board positions
- Next Board Meeting (Annual) set for Sunday, September 20, 2026, at 2:00pm at Lands End

Tim Booth moved to adjourn the meeting with Linda Sowda seconding; motion passed

Meeting adjourned at 5:14pm

Secretary Linda Sowda respectfully submits these minutes.