

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

DATE: Sunday, March 8, 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 – #22

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

- Quorum established

Minutes Summary from prior Open Board Meeting (February 1, 2026) read by Linda Sowda

- Misty Schillereff motioned to accept minutes; Bill Byrn seconded; motion passed

Treasury Report ending Jan. 31, 2026, read by Misty Schillereff

- Savings and Checking Balance \$229,318.17 of which \$59,782.97 is in the road fund.
- Linda Sowda motioned to file the Treasury Report; Tim Booth seconded; motion passed

Architectural Control Committee Report presented by Karl McCoy

- New home to be built on Burnt Mills
- If you have a grandfathered septic system with old field lines-You don't have to change to an aerobic system
- Misty Schillereff motioned to accept the Architectural Control Committee report; Bill Byrn seconded; motion passed

Digital Information Committee Report – No Report

Restrictions and Covenants Panel Report presented by Debbie St. John

- James Maso has joined the R&C panel.
- Texas did not pass the laws regarding "raising chickens", so the top about chickens in the R & C have been removed
- Tim Booth motioned to accept the Restrictions and Covenants Panel report; Misty Schillereff seconded; motion passed

Water Supply Corporation Report presented by Steve Seiler

- SJRA has reduced the pumpage fee from \$2.78 to \$2.64/1000 gal usage. This includes 5% for CMWSC losses of 5% for the year.
- Following discussions with Montgomery Appraisal District CMWSC will retain its tax exemption and will not be taxed on our facilities (per Scott York RPA)
- Commercial Insurance Pkg was selected from GIA Insurance for \$5,239; about \$500 higher than 2025
- Installed new piping/valves on Hydro Tank #1 (west side) for \$1,702.50. New piping/valves have leaked more over last 4 years, new assembly now double check drainage to system & main piping
- Still collecting bids to fix Hydro Tank #1 with internal rust & corrosion, current pricing is \$18,192. We will try to reduce scope to inside tank and keep exterior coating.
- CMWSC Annual Meeting scheduled in April. Directors returning are Keith Glasgow, Tim Booth, and Steve Seiler
- 2025 Corp Taxes will be done by Mbaluka & Beisel LLC for \$700 to be sent to IRS next week
- Misty Schillereff motioned to accept the Water Supply Corporation report; Linda Sowda seconded; motion passed

Community Club Report

- Information update – Working on future events. If interested in helping out, contact Rosemary White or Rhonda Maberry.
- Misty Schillereff motioned to accept the Community Club report; Bill Byrn seconded; motion passed

Helping Neighbors Report – No Report

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

- Kim Horne and Karen Horn for taking a welcome package to the new Fire station, Cindy Hanenburg Johnson & the Ladies of the Lake for taking Valentines Day goodies to the new Fire station
- Steve Seiler and Tim Booth for extra work to keep tanks in good shape
- Sandra Brewer for posting about election
- Larry Browne and Dan Drinkwater for the loan and set-up of ping pong table at Lands End.

Confirmation of actions taken between meetings - None

(I.O.S. has not yet lowered the PPC rating but contact your insurance company and let them know about the new Fire Department located close to Cape Malibu to see about lowering your rate.)

Business in Progress

- Road Repaving – County attorney says that the county will not repair our roads because community members bought homes as a “private neighborhood” and so the county is now requiring 100% of the residents to agree and sign.
- Cape Malibu’s attorney spoke to the county attorney about several options, but no ideas were approved. Jim met with the Commissioner. The Commissioner will speak to the county attorney himself to see if there are any options; however, the Commissioner stated that the attorneys rarely change their positions and so we need to go back to looking at private quotes. We will need to re-look at all options again
- Bill Byrn will get a bid package together of quotes from companies using the same repair details from each (to compare “apples to apples”)

Tim Booth motioned to accept having a bid package for the cost of road repairs, from several companies, put together; Bill Byrn seconded; motion passed

New Business - None

Linda Sowda motioned to adjourn meeting to Executive Session at 3:17pm; Tim Booth seconded; motion passed

President Jim Davis called to reconvene Open Session meeting, providing summary of action taken, at 4:00pm

Action taken during Executive Session

- Discuss collection status of annual dues
- ACC status – looking for volunteers to join
- Set dates for next meeting
- Next Open Board Meeting is set for Sunday, May 17, 2026, at 2:00pm at Lands End

Linda Sowda moved to adjourn the meeting with Bill Byrn seconding; motion passed

Meeting adjourned at 4:15pm