

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

DATE: Sunday, May 17, 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 2:03pm

- Quorum established

Minutes Summary from prior Open Board Meeting (March 8, 2026) read by Linda Sowda

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

Treasury Report ending April 30, 2026, read by Misty Schillereff

- Savings and Checking Balance \$224,964.99 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 Jim Davis

- Letters sent to a few community members about violations
- New home in the planning stage
- Home on Runnymede is getting a shed and fence
- In need of a few community members to serve as a member of the AAC

Digital Information Committee Report presented by – No Report

Restrictions and Covenants Panel Report presented by Debbie St. John – No new information at this time

- Misty Schillereff motioned to accept the Restrictions and Covenants Panel report; Tim Booth seconded; motion passed

Water Supply Corporation Report presented by Steve Seiler; read by Tim Booth

- Water Company Annual Meeting was conducted on April 26, 2026. Directors approved were Tim Booth, Keith Glasgow, and Steve Seiler for 2-year appointments.
- All customers received a copy of annual meeting including **volunteer tasks** that are needed. Thank you to Jim Lesch for helping put out construction cones to prevent trash trucks cutting short on corners and running over water line valves/lines. Let us know if you can help.
- Drought Contingency Stage 1 (Volunteer 10% reduction and water restrictions in place).
- Repainting inside of Hydro Tank 2 (West Side) completed and back online – cost: \$18,192.
- Income tax submitted to IRS – CMWSC is Tax Exempt.
- SJWA is working on a “Proposed Global Amendment” to reduce water usage. CMWSC used 6,486,000 gallons in 2025.
- SJWA announced an evaluation of water usage costs and will decide if rates need to be changed.
- Linda Sowda motioned to accept the Water Supply Corporation report; Bill Byrn seconded; motion passed

Community Club Report presented by Sandra Brewer

- Summer Celebration May 23rd (Depending on weather – watch for announcements)
- July 4th Celebration will be on Saturday July 4th this year
 - Volunteers needed

- Need help with decorating on either July 2nd or July 3rd
- Need help with clean up after 4th of July celebration
- Need volunteers to help with the parade
- Looking into having a neighborhood “Card Night” down at Lands End – watch for details
- 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.....

- **Sandra Brewer** - Bingo Night
- **Rosemary White, Sandra Brewer & Rhonda Mabry** - Planning Welcome Summer Celebration
- **James Mason** - Working on Road Repave Bid
- **Kim Horn** - Service on Restrictions & Covenants Review
- **Karl McCoy** - Security Cameras at Lands End
- **Britt Bailey** – Fixing the red light on the Lands End pier

Confirmation of actions taken between meetings – No Actions

Business in Progress

- Road Update – Board will be putting getting bids for the road repair and putting together bid packages that compare “Apples to Apples”

New Business

- ACC – Needs new members....**please** consider volunteering!
- Swale Repair near 14464 Charred Oak
- Solicitors – A No Soliciting Sign will be purchased and placed at Entrance of Cape Malibu
- Bill Byrn motioned to purchase a “No Soliciting” sign; Misty Schillereff seconded; motion passed
- Lands End Bulkhead Repair: Jason will complete the bulkhead repair included in the current year’s budget, along with the additional repair planned and budgeted for the new financial year beginning in July
- Misty Schillereff motioned to approve scheduling both the current year’s bulkhead repair and the repair budgeted for the new financial year to begin as soon as Jason is available. Tim Booth seconded; motion passed

Linda Sowda motioned to adjourn meeting to Executive Session at 3:23pm; Misty Schillereff seconded; motion passed

President Jim Davis called to reconvene Open Session meeting, providing summary of action taken, at 4:16pm

Action taken during Executive Session

- Collections are ongoing for POA annual dues
- ACC status
- Next Open Board Meeting is set for Sunday, June 14, 2026, at 2:00pm at Lands End

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

Meeting adjourned at 4:20pm