

CAPE MALIBU PROPERTY OWNERS ASSOCIATION

Annual Meeting of the Members
Sunday September 20, 2026 at 2:00pm
Lands End, Cape Malibu, Montgomery County, Texas

- 1) Call Meeting to Order
 - 2) Establish Quorum
 - 3) Summary of minutes from prior Annual Meeting of the Members on September 21, 2025
 - 4) Treasurer's Report
 - 5) Annual Report
 - 6) Director Election
 - 7) Adjourn Annual Meeting of the Members
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CAPE MALIBU PROPERTY OWNERS ASSOCIATION

Board of Directors Open Meeting
Sunday September 20, Immediately Following the Annual Meeting
Lands End, Cape Malibu, Montgomery County, Texas

- 1) Call Meeting to Order
- 2) Establish Quorum
- 3) Approval of Minutes from prior Meeting of the Board on August 16
- 4) Treasury Report
- 5) Architectural Control Committee Report
- 6) Digital Information Committee Report
- 7) R&C Review Panel Report
- 8) Water Supply Corporation Report
- 9) Community Club Report
- 10) Helping Neighbors Report
- 11) Thank You Announcements – **Sandra Brewer** for assist on Board elections; **Dan Drinkwater and Jeff Smith** for repairs on Lands End entrance gate; **James Mason** for assistance and advice on pool quotes; Bill Byrn – extra effort on insurance quote.
- 12) Confirmation of actions taken between meetings

- Meeting to approve pool quote
- 13) Business in Progress
 - Pool Resurface
 - Road Update
 - 14) New Business
 - Insurance Quote
 - Ditch Remediation across from 15936 Malibu East
 - 15) All Directors adjourn to Executive Session
 - 16) Directors reconvene to Open Session providing summary of action taken
 - 17) Set Date for next Board meeting
 - 18) Adjournment

**CAPE MALIBU PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS MINUTES
Lands End, Cape Malibu, Montgomery County, Texas**

DATE: Sunday, September 20, 2026

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

ATTENDING: Board – Vice President-Tim Booth, Director-Bill Byrn, Treasurer-Misty Schillereff,
Secretary-Linda Sowda

Members – # 15

Vice President, Tim Booth, called the meeting to order at 2:03pm

- Quorum established

Minutes from prior Annual Meeting of the Members (September 21, 2025) **read by Linda Sowda**

- Karl McCoy motioned to accept minutes; Ed Stevens seconded; motion passed

Annual Treasury Report read by Misty Schillereff

- Emily Booth motioned to accept the Treasury Report; Karl McCoy seconded; motion passed

Annual Report (Summary of actions taken since last annual meeting) read by Tim Booth

- Karl McCoy motioned to accept minutes; Misty Schillereff seconded; motion passed

Election results for Board of Director seats:

- Votes counted by Sandra Brewer:
16 in person and 23 proxy votes were tallied
Shannon Caldwell and Matt Hartzell were elected to the board, and Jim Davis was re-elected

Misty Schillereff, moved to adjourn the meeting with Bill Byrn seconding; motion passed; meeting adjourned at 2:32pm

Secretary Linda Sowda respectfully submits these minutes.

These minutes are approved by

Jim Davis - President
Cape Malibu Property Owners Association

Date

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

DATE: Sunday, September 20, 2026

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

ATTENDING: Board – Vice President-Tim Booth, Director-Bill Byrn, Treasurer-Misty Schillereff,
Secretary-Linda Sowda

Members – #15

Vice President, Tim Booth, called the meeting to order at 2:33pm

- Quorum established

Minutes Summary from prior Open Board Meeting (August 16, 2026) read by Linda Sowda

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

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

- Savings and Checking Balance \$270,747.20 of which \$74,107.97 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

- Resident building without ACC pre-approval
- Resident needs to clean up property
- Checking on some flooding issues for a few homeowners
- Linda Sowda motioned to accept the Architectural Control Committee report; Bill Byrn seconded; motion passed

Digital Information Committee Report presented by Karl McCoy

- Karl McCoy replaced the security system monitor in Lands End office
- Karl is looking into Internet Service at Lands End
- Misty Schillereff motioned to accept the Digital Committee report; Linda Sowda seconded; motion passed

Restrictions and Covenants Panel Report – No Report

Water Supply Corporation Report – No Report

Community Club Report presented by Sandra Brewer

- “Bobbles, Bangles, and Beads” jewelry trading and/or give-away at Lands End
- Community Garage Sale- Oct. 3rd
- Watch for details about October 30th Halloween Activities
 - 5:00 – 6:30 Trunk or Treat
 - 6:30 – on... Bingo
- 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 for assisting on Board elections
- Dan Drinkwater and Jeff Smith for repairs on Lands End entrance gate
- James Mason for assistance and advice on pool quotes
- Bill Byrn for his extra effort on insurance quote
- Ed Stevens for his help with the NO SOLICITING sign

Confirmation of actions taken between meetings

- Meeting to approve pool quote- Meeting without Notice

Business in Progress

- Pool Resurface – will begin in October
- Road Update -Gathering bids

New Business

- Insurance Quote – working on obtaining a new policy
- Ditch Remediation across from 15936 Malibu East
 - Tim Booth proposed a motion to approve funds (not to exceed \$2000) for possible costs that may occur during ditch remediation; Misty Schillereff seconded; motion passed

Misty Schillereff motioned to adjourn meeting to Executive Session at 3:18pm; Linda Sowda seconded; motion passed

Vice President, Tim Booth, called to reconvene Open Session meeting, providing summary of action taken, at 3:52pm

Action taken during Executive Session:

- Collections are ongoing for POA annual dues
 - ACC status
 - All Board Members will sign a “No Conflict of Interest” statement for decisions regarding the new pool
 - Discussed the plans for gathering new road bids
 - Discussed details of coverage included in the new Cape Malibu Insurance policy
 - A brief Special Session, to determine the position of each member of the new Board, will be held by phone tomorrow (9/21/26)
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- Next Open Board Meeting set for October 25, 2026, at 2:00pm at Lands End

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

Meeting adjourned at 3:55pm

These minutes are respectfully submitted by Linda Sowda

Jim Davis - President
Cape Malibu Property Owners Association

Date