

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

DATE: Sunday, June 14, 2026

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

ATTENDING: Board – President-Jim Davis, Director-Bill Byrn, Treasurer-Misty Schillereff, Secretary-Linda Sowda

Members – # 21

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

- Quorum established

Minutes Summary from prior Open Board Meeting (May 17, 2026) read by Linda Sowda

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

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

- Checking Balance \$3,693.03 and Savings Balance \$221,440.50 (of which \$59,782.97 is in the road fund)
- Request to break down credit card expenses per month
- Linda Sowda motioned to file the Treasury Report; Misty Schillereff seconded; motion passed

Architectural Control Committee Report presented by Karl McCoy

- House on Malibu W is almost complete
- A framed house at entrance has finished repairs/repaint
- 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 – No Report

Water Supply Corporation Report – No Report

Community Club Report presented by Sandra Brewer

- This year's 4th of July Celebrations will be held on Saturday July 4th
- Need volunteers
- Watch for details to be emailed out.... includes Parade, Food, Ice Cream Truck, Games, live Band & more
- 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.....

Rosemary & Don White, Ray & Sheila Bates, Maureen Humes, Barbara Reynolds, Karl McCoy, Rhonda Mabry, Jim Lesch, Baylen & Jasen (Rosemary & Don's grandsons), Mark Ray – Community Work Day; **Ray & Sheila Bates** – Storage Closet clean-up and after workday Trash Wrangling; **Larry Browne, Todd Thurber, John Tyler, Tim Booth, James Mason, Karl McCoy, Bill Byrn** – Road Repave Research, **John Tyler** – Pothole repair, **Keith** – Replaced flags at Lands End

Confirmation of actions taken between meetings - None

Business in Progress

- Road Repave Update (See attachment)
 - Waiting for a final answer on the county completing our road repairs...so far it looks as though this will **not** be an option
 - In process of gathering bids and comparing prices "Apples to Apples" on a spread sheet

- ACC Approvals – **NEED ACC MEMBERS**
- Swale Repair near 14464 Charred Oak on hold for now
- Solicitor Sign – will be posted at entrance
 - Bill Byrn motioned to purchase a “No Soliciting” sign; Linda Sowda seconded; motion passed

New Business

- Lands End Restroom cleaning – Will be looking for a new cleaning service
 - Misty Schillereff motioned to seek a new cleaning service for the restrooms at Lands End; Linda Sowda seconded; motion passed
- Insurance evaluations – Pavillion at Lands End is underinsured and needs to be reevaluated. Dee Stevens is looking into this matter for us.
 - Misty Schillereff motioned to reevaluate the insurance coverage on Lands End; Linda Sowda seconded; motion passed
- Arborist Estimate – Trim and thin out trees at Lands End
 - Misty Schillereff motioned to accept the bid from Southeast Texas Trees LLC to have the trees at Lands End trimmed, clean up Crape Myrtles around the pool, remove dead limbs, and chip limbs and place mulch in the parking area; Bill Byrn seconded; motion passed
- Document Purge Day – Moving toward digital records. Files and old papers in the file cabinets will be purged and shredded sometime in August. (File cabinets may have homeowners’ original house plans...homeowners may want this documentation.)
 - Misty Schillereff motioned to hold a Document Purge Day; Linda Sowda seconded; motion passed
- 2026 – 2027 Budget review / approval
 - Misty Schillereff motioned to accept the proposed 2026-2027 Budget; Bill Byrn seconded; motion passed
- CMPOA Board Member Election in September
 - 3 current CMPOA Board Members are up for reelection: Jim Davis, Misty Schillereff, and Bill Byrn. Jim, Misty, and Bill will run for reelection. If you are interested in running for a position as a CMPOA Board member, look for upcoming details

Jim Davis motioned to adjourn meeting to Executive Session at 3:50pm; Linda Sowda seconded; motion passed

President Jim Davis called to reconvene Open Session meeting, providing summary of action taken, at 4:32pm

Action taken during Executive Session

- Discuss collection status of annual dues
- ACC status
- Next Open Board Meeting set for August 16, 2026 at 2:00pm at Lands End

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

Meeting adjourned at 4:36pm

CMPOA 2026-27 Proposed Budget

25-26 Budget vs Actual analysis

Road Fund @ 5/31	\$59,782.97
Pool Fund @ 5/31	\$15,000.00
Bulkhead Fund @5/31	\$26,000.00
Contingency @ 5/31	\$31,883.83
Operating Budget @ 5/31	\$9,971.86
	\$142,638.66

	25-26 Actual*		25-26 Budget	26-27 Approved
INCOME				
Maintenance Fees	\$131,203.00	\$128,205.00	\$2,998.00	\$128,000.00 <i>Estimated</i>
Expenses				
Bank Service Charges	\$88.35	<i>\$50.00</i>	\$38.35	\$50.00
Digital Committee	\$647.94	<i>\$1,000.00</i>	-\$352.06	\$1,000.00
Insurance	\$4,200.00	<i>\$4,200.00</i>		\$4,200.00
Licenses and Permits	\$267.52	<i>\$300.00</i>	-\$32.48	\$300.00
Maintenance & Repairs				
Bulkhead	\$26,000.00	<i>\$26,000.00</i>		\$52,000.00
Lands End Grounds				
Pool				
Pool Service/ Mats & Supplies	\$7,952.59	<i>\$10,000.00</i>	-\$2,047.41	\$8,000.00
Resurfacing	\$15,000.00	<i>\$15,000.00</i>	\$0.00	\$45,000.00
Restrooms	\$432.00	<i>\$900.00</i>	-\$468.00	\$1,000.00
Supplies	\$15.58	<i>\$20.00</i>	-\$4.42	\$20.00
Mowing and Clearing				
Mowing	\$16,841.42	<i>\$17,000.00</i>	-\$158.58	\$15,000.00
Mulching and Fertilizer	\$700.00	<i>\$1,400.00</i>	-\$700.00	\$1,400.00
Sprinkler repair	\$622.44	<i>\$622.44</i>		
Streets and Drainage	\$1,402.88	<i>\$6,000.00</i>	-\$4,597.12	\$3,000.00
Tree Cutting / Stump Grinding	\$3,030.00	<i>\$8,000.00</i>	-\$4,970.00	\$4,000.00
Miscellaneous		<i>\$200.00</i>	-\$200.00	\$100.00
Office Supplies	\$155.35	<i>\$50.00</i>	\$105.35	\$150.00
Postage and Delivery		<i>\$100.00</i>	-\$100.00	\$100.00
Professional Fees				
Accounting	\$7,903.81	<i>\$7,000.00</i>	\$903.81	\$8,000.00
Legal Fees	\$828.00	<i>\$4,000.00</i>	-\$3,172.00	\$4,000.00
Taxes				
Federal	\$663.93	<i>\$1,200.00</i>	-\$536.07	\$800.00
Property	\$170.49	<i>\$200.00</i>	-\$29.51	\$200.00
Utilities				
Electric	\$3,687.78	<i>\$3,500.00</i>	\$187.78	\$3,800.00
Water	\$1,885.98	<i>\$2,000.00</i>	-\$114.02	\$2,000.00
Road Fund	\$14,325.00	\$14,325.00		\$14,325.00
Total Expenses	\$106,821.06	\$122,445.00	-\$15,623.94	\$168,445.00
				\$26,000.00 <i>bulkhead from 25-26</i>
				\$15,000.00 <i>pool from 25-26</i>
				\$127,445.00 <i>Total budget from 26-27 funds</i>
* Projected Actuals calculated through year end				