

Cape Carancahua Property Owners' Association

Annual Meeting March 8, 2015

President Craig Brooks called the meeting to order at 2:00 p.m. Board members present: Ted Grimes, Charles Taylor, and Joe Wyatt.

After the Pledge of Allegiance, Mr. Brooks welcomed the 28 members in attendance and invited them to take copies of the minutes and reports for 2014. He also thanked the 41 property owners who had attended the pot luck dinner the night before.

Mr. Brooks thanked the members of the election committee for their diligence in handling the logistics of the election. He asked if any of the property owners present wanted to cast ballots at that time and the ballots were distributed. After collection, they were turned over to the election committee for a final tally.

After allowing time for those assembled to read the minutes from the February 8, 2015, Quarterly Property Owners' meeting, Mr. Brooks asked for a motion to approve the minutes as printed. Larry Obenaus moved that the minutes be approved. Dolores Brooks seconded the motion, which passed with no dissenting votes.

Financial Reports - Mr. Taylor announced that copies of the 2014 Capital Summary and Profit & Loss Budget Performance were printed and available for all. (copies attached)

Maintenance Report - Vice President in Charge of Maintenance Ted Grimes announced that a brief review of maintenance work during 2014 was available for all. (copy attached)

ACC Report – Mr. Brooks reported that 90 permits were approved by the Architectural Control Committee in 2014, including 7 new homes, with \$6,545 collected in permit fees.

Legal Report

Mr. Brooks reported that the Cape's attorney had given legal opinions on an easement variance request, the process to amend the deed restrictions, and the ballot format. He also announced the collection of \$14,597.32 in past due accounts as a result of 36 demand letters sent by the attorney.

Election Committee Report – Carter Alexander

Carter Alexander, Chairman and Section 2 representative, thanked the members of the election committee. They are Section 1 Doris Merrifield, Section 3 Tom Chandler, Section 4 Myrtle Halling, Section 5 Mike Mayes, and Alternate Ron Stevenson. The committee met on three different occasions.

Ballots were mailed to 858 property owners. Of the 189 ballots returned by property owners, 15 were declared invalid by the committee. The eligible 174 ballots resulted in 205 votes being cast for Charles Taylor (Position 2) and Joe Wyatt (Position 4), both unopposed. Marie Weakley was elected to fill Position 1 with 189 votes. Ronald Kinard received 92 votes.

The newly-elected members of the Board read the oath of office. Mr. Brooks thanked Ted Grimes for his many years of dedicated service to the Cape. Mrs. Weakley took Mr. Grimes seat and the Board members introduced themselves.

Capers Report – Marie Weakley encouraged property owners to volunteer to help the Capers with the good works they do for the Cape. She invited everyone to participate in the upcoming Easter Egg Hunt on April 4 and the Annual Garage Sale on May 2. Other up-coming events include a Bake Sale on May 23 and the July 4th parade and picnic, She reminded the group that everyone who owns property in Cape Carancahua is a “Caper” and invited everyone to the monthly meetings at 10:00 a.m. on the second Tuesday of each month. She reminded everyone to update their contact information for the new Cape telephone book that will be published in the near future.

Property Owners’ Comments

1. Sharon Schon asked the Board to address a flooding issue at the drainage ditch adjacent to her property. Mr. Brooks acknowledged that the drainage system all over the Cape could be improved because the land is so flat and the system cannot drain properly after heavy rains.
2. Walter Weakley asked the Board to budget the funds to complete work on the new community center. Mr. Brooks informed him that about \$8,000 remains of budgeted funds for the community center, but that most of the money coming in this year will go toward road and infrastructure improvements.
3. Shiela Gebert said that she believes community center monies should come from donations and fundraisers, not Cape funds.
4. Sharon Schon said that she was constantly amazed at the progress and improvements in the Cape with only \$135 per year. Other subdivisions charge that much per month.
5. Lois Garza asked if there was an overall plan for road improvements. Mr. Brooks explained that the Board takes into account the number of people who live on and use various streets and the type of repairs needed, minor or major, when allocating funds for improvements. He also said that \$90,000 was budgeted for road work in 2015, including the grading of all gravel roads.
Mr. Wyatt said that road building material had been in short supply due to oilfield work in the area, but that situation might improve to our benefit soon.
6. Larry Obenhaus asked if the proposed \$35 increase in maintenance/membership fees that was in the 11-year plan would have to be voted on by the property owners. Mr. Brooks explained that the issue would have to be voted and approved by property owners.
7. Mr. and Mrs. Echols asked why the Board could not pass an assessment for road improvements. Mr. Brooks said that was surely an option, but the Board preferred to gain the approval of property owners for any increase.
8. Judy Cannon asked if the 2015 budget was available for property owners to see. Mr. Brooks invited her to pick up a copy at the office any time.
9. Lois Garza asked the Board to consider installing a dog park.
10. Beck Rodriguez asked how the Cape enforced rules about loose dogs. Mr. Brooks explained that the Board was limited in its legal options to enforce the regulations about dogs.
11. Dolores Chandler asked if a picture was required to file a complaint about loose dogs. Mr. Brooks said that it would be a benefit because no action could be taken by the Board without identification of the dog’s owner. Mrs. Chandler asked what it would take to give the Board real authority to enforce rules. Mr. Brooks said one option would be to incorporate the subdivision. Then the elected officials could pass ordinances and have the power of

enforcement. He said it was probably inevitable with future growth and would allow many improvements. The process is fairly simple.

12. Mary Niccolai asked about enforcing pool rules limiting the number of people that can be admitted on one card. Mr. Brooks explained that, here again, the Board was limited in its enforcement powers, but if the violation could be documented, the pool card used illegally could be revoked.
13. Becky Rodriguez suggested that dogs be registered like golf carts.
14. Dolores Brooks thanked everyone who attended the pot luck dinner the night before and begged everyone to consider volunteering for the fire department. She also reminded property owner of the serious need for identifying street number signs on all houses.
15. Luis Rodriguez asked if he could volunteer to power wash the fishing benches. His offer was gratefully accepted.

Celebrations and Concerns

Mr. Brooks reported the loss of several Cape friends and residents during 2014:

Paul Baker in May

Becky Margos in July

Dolly Pyndus in August

Walter Halling in November

Mary Trabuc in November

Sharon Schon announced that she and Jim were moving to Lake Charles.

The next property owners meeting was scheduled for 2:00 p.m. on Sunday, May 17 with a pot luck dinner the night before. The meeting was adjourned at 3:28 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

Gonda Moncada
Approved

May 17, 2015