

Cape Carancahua Property Owners' Association

Annual Meeting March 12, 2017

President Craig Brooks called the meeting to order at 2:04 p.m. Board members present: Tom Chandler, Marie Weakley, Charles Taylor, and Dick Wilkinson.

After the Pledge of Allegiance, Mr. Brooks welcomed the 35 members in attendance and invited them to take copies of the minutes and reports for 2016.

Mr. Brooks pointed out the location of the ballot box and invited any property owner who still needed to vote to do so. There were none. Ballot Committee Chairman Carter Alexander and other members of the Committee retired, with the ballot box, to the small meeting room to complete the ballot tabulation.

Capers' Report

Dolores Chandler gave the Capers' Report outlining the many worthwhile and fun projects undertaken in 2016. She invited all property owners to join the group.

Approval of Minutes – After five minutes reading time, Beth Griner moved that the minutes from the February 12, 2017, Quarterly Property Owners' Meeting be approved as printed. Dolores Chandler seconded the motion, which passed without dissent.

Ballot Committee Report

Having completed the computation of ballots, the Ballot Committee returned. Chairman Carter Alexander gave the report. Position 1: Marie Weakley received 194 votes; her opponent Susan Easter received 129. Positions 2 and 4 were uncontested. Incumbent Charles Taylor received 249 votes and Incumbent Dick Wilkinson received 252 votes. Mr. Brooks thanked Mr. Alexander and members of the Committee (John Bock, Bill Dannels, Myrtle Halling, Mike Mayes, and Pam Stewart).

The three members elected to serve in 2017-2018 read the Oath of Office. Mr. Brooks asked all members of the Board to introduce themselves.

Financial Reports - Mr. Taylor announced that copies of the 2017 Capital Summary and Profit & Loss Budget Performance (copies attached) were printed and available for all. A property owner asked for clarification about the difference in the budgeted and actual expense for General Maintenance during 2016. Mr. Taylor explained that several major unexpected infrastructure failures required more to be spent than had been budgeted.

Maintenance Report

Mr. Wilkinson invited questions or comments about the printed maintenance report (copy attached). There were none.

ACC Report – Marie Weakley

One hundred seven permit applications, including six new homes, were approved in 2016, with \$8,445.00 collected in permit fees

Legal Report – Craig Brooks

The Cape's attorney has pursued collection and filed liens on several overdue accounts and taken steps to seek remedy for violations of CCPOA deed restrictions. She also approved revisions of several Cape policies.

Vandalism Report – Craig Brooks

Mr. Brooks was happy that very little vandalism was reported in 2016.

Celebrations and Concerns

Mr. Brooks reported the loss of several Cape friends and residents during 2016.

Roy Price - January 3

Jessie Mayo – January 30

William Buchanek – February 23

Bryan Zigal – July 11

Beulah Buchanek – February 17, 2107

Property Owners’ Comments

Ted Grimes asked how much the walkway lights along the fishing piers had cost. He complained that they were a hazard when broken or not lit. Mr. Wilkinson said they cost 97 cents each and provided a good source of light to keep people from falling into the Bay, but that vandalism had ruined some of them. They will be removed.

Dan Easter said he had located a source of vinyl stickers to identify and would donate the first 1000 if the Board decided to offer them to property owners to identify their vehicles.

Dan Dietrich said he objected to paying for “extra” gate cards. He opined that he should get at least four with no annual fee since he owns six lots. Mr. Brooks explained that the system of issuing two free cards for each lot was changed in 2008 to issuing two free cards to each property owner to raise operating funds for the Cape.

John Bock asked is something could be done to fill the area around exposed oak tree roots at Park 1 since rattlesnakes were using those areas. He suggested soil be used to fill the areas. Mr. Brooks said he would research the best solution.

Dorothy Peterson complimented the Board for making improvements to the roads.

A property owner asked what the Board was doing to clean up the “junk yard” in the Cape Business Park. Mr. Brooks explained that legal action was on-going to remedy the violations

Larry Schroeder complimented the Board for getting the boat removed from a lot on Buckskin near his home.

The next property owners meeting was scheduled for 2:00 p.m. on Sunday, May 21 with a pot luck dinner the night before. The meeting was adjourned at 3:15 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved

May 21, 2017