

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

January 14, 2015

President Craig Brooks called the meeting to order at 6:00 p.m. Board members present: Ted Grimes, Charles Taylor, and Joe Wyatt.

Mr. Wyatt moved that the minutes from the December 10, 2014, Board of Directors' meeting be approved as printed. Mr. Grimes seconded the motion, which passed unanimously.

Financial Report: Mr. Taylor presented the financial reports, including information from the Capital Summary and Profit & Loss reports, which are attached.

Maintenance Report – Ted Grimes

1. Fire department access gates have been painted and are ready to be installed at Pool 1 and Pool 2.
2. The fence at Park 1 has been repainted.
3. The Scag mowers have been delivered to the repair shop in Victoria for annual maintenance.

Discussion ensued about health issues facing one of the maintenance workers and possible solutions to finding a replacement if he is not able to return to work.

Architectural Control Committee Report – Craig Brooks

Five permit applications were approved by the ACC in December, with \$100 collected in permit fees.

Compliance Report

Mr. Wyatt reported that no corrective action has been taken on the two properties in the business park as requested. Additional communication will be sent by certified mail with deadlines.

Legal Report- Craig Brooks

A little over \$11,000 has been received to date as a result of 36 letters to delinquent property owners by the Cape's attorney.

Correspondence

A property owners' request to have the drainage ditch in front of his house cleaned for better drainage was discussed and will be included in general drainage work in 2015.

Old Business

1. The contract was let to Sylva Construction for \$36,400 to complete re-surfacing Stovall Drive. Mr. Grimes will request a work schedule from Sylva with probable dates correlating to ambient temperatures for optimum stability of the work.

New Business

1. The addition of small flood lights in the flower beds on both sides of the inside of the gate to better illuminate license plates for surveillance cameras. Mr. Grimes will develop a plan.
2. Mr. Brooks reported that the election process was well underway for the March 8 election of Board positions 1, 2, & 4. He reported that the instructions in place for previous ballots would be altered only slightly to conform to requirement for the Board election. The following residents have agreed to serve on the Election Committee:
Section 1 - Doris Merrifield
Section 2 - Carter Alexander
Section 3 - Tom Chandler
Section 4 - Myrtle Halling
Section 5 - Mike Mayes
Alternate - Ron Stevenson

Property Owners Registered to Speak - none

The next Board meeting was scheduled at 1:00 p.m. and the Quarterly Property Owners meeting at 2:00 p.m. on February 8, 2015, at the Community Center. A pot luck dinner was scheduled for 5:00 p.m. on Saturday, February 7. The meeting was adjourned at 6:46 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
February 8, 2015