

## **CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.**

Board of Directors Meeting

February 8, 2015

President Craig Brooks called the meeting to order at 1:00 p.m. Board members present: Ted Grimes, Charles Taylor, Gonda Moncada, and Joe Wyatt.

Mrs. Moncada moved that the minutes from the January 14, 2015, Board of Directors' meeting be approved as printed. Mr. Taylor 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 repaired and received annual maintenance.
4. Mowing continues as weather permits
5. The safety railing has been installed at the culvert near 559 Bayshore

### **Architectural Control Committee Report – Gonda Moncada**

Four permit applications were approved by the ACC in January, with \$185 collected in permit fees.

### **Compliance Report**

Mr. Wyatt reported that corrective action has been taken on one of the two properties in the business park as requested.

### **Legal Report- Craig Brooks**

The Cape's attorney made suggestions to clarify the ballot for the upcoming election and the Cape's responsibility to provide contact information to contenders for Board positions.

### **Correspondence** - None

### **Old Business**

1. Election committee appointed:
  - Section 1 – Doris Merrifield
  - Section 2 – Carter Alexander
  - Section 3 – Tom Chandler
  - Section 4 – Myrtle Halling
  - Section 5 – Mike Mayes
  - Alternate – Ron Stevenson

The Committee met with four Board members on February 7 to discuss procedures.

### **New Business**

1. Mr. Wyatt made a motion to approve the 2015 budget (copy attached). Mrs. Moncada seconded the motion, which passed unanimously.
2. Discussion ensued about the need for additional lighting for cameras to record the license plates of vehicles entering and exiting the front gate. Mr. Grimes will work with the Cape's electrician to develop a plan for that and to make necessary repairs to the lights at the Flag Park.
3. Election and Annual Meeting plans are in place. The ballots will be mailed on or about February 16.
4. Discussion ensued about the need to repaint the exterior of the office and have new signage installed.
5. Discussion ensued about the need to improve drainage on one of the main ditches into the bay adjacent to 2154 West Bayshore.

### **Property Owners Registered to Speak** - none

The next Board meeting was scheduled at 1:00 p.m. and the Annual Property Owners meeting at 2:00 p.m. on March 8, 2015, at the Community Center. A pot luck dinner was scheduled for 5:00 p.m. on Saturday, March 7. The meeting was adjourned at 1:17 p.m.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Craig Brooks  
Approved  
March 8, 2015