

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 8, 2015**

Minutes

Meeting called to order at 6:18 PM. Board members Gonda Moncada, Marie Weakley, Joe Wyatt, Craig Brooks and Charles Taylor were present.

Election of Officers

1. Marie nominated Craig for president with votes from Marie and Craig; Charlie, Gonda and Joe voting no.
2. Charlie nominated Gonda for president with the majority of votes from Charlie, Joe and her own vote, with Craig and Marie voting no. Gonda accepted the nomination.
3. Gonda nominated Joe for vice-president of maintenance with the majority of votes from Gonda, Charlie and his own vote, Craig and Marie voted no. Joe accepted the nomination.
4. Joe nominated Charlie for treasurer, he was elected with a majority vote – Gonda, Joe, Craig, Marie and his own vote, Charlie accepted the nomination.
5. Joe nominated Marie for secretary – she declined to accept the nomination.
6. Charlie volunteered for the position of secretary and was nominated with a majority of votes from Gonda, Craig, Joe, Marie and his own vote and he accepted.
7. Gonda nominated Marie for administrative vice-president with majority of votes from Gonda, Craig, Joe, Charlie and her own vote. Marie accepted the position
8. Joe nominated Craig compliance vice-president with majority of votes from Gonda, Joe, Marie and Charlie. Craig accepted the position

New Slate of Officers

- President – Gonda Moncada
- Vice-President Administration – Marie Weakley
- Vice-President Maintenance – Joe Wyatt
- Vice-President Compliance – Craig Brooks
- Secretary/Treasurer – Charles Taylor

Motion made by Craig Brooks, seconded by Charles Taylor to approve minutes from March 8, 2015. Motion carried.

Financial Report – Charles Taylor

- See attached – approved with one exception. Questioning wage garnishment/Texas
- Designated funds – annual increase to be added April 12, 2015
 1. Pool fund - \$2500
 2. Gate fund - \$2000
 3. Building fund - \$2500
 4. Fence fund - \$2000
 5. Pier fund - \$4000

Maintenance Report – Joe Wyatt

- Completed pipe railing on Bayshore
- 911 phones at pool 1 and 2 are working
- Recoated furniture for pool 1 and 2
- Mowing where and when weather permits
- Work began on patching asphalt roads
- Lights at mail box have been repaired

ACC Report – Gonda Moncada

- Ten permit applications (including one new home) were approved by the ACC in March, with \$1025 collected in permit fees

Compliance – Craig Brooks

- On April 3, 2015, at approximately 4:30 AM, a property owner manually opened the construction gate to allow a large box truck to enter; letter to be sent to property owner
- Letter to be sent to Hink's about excessive speeding on Cape roads
- Letter to be sent to Kinsfather to make repairs to home to be in compliance with RC&C
- Letter to be sent to Chipman Construction concerning damage to driveway on Bayshore and dirt placed in drainage ditch at Bayview and Carancahua Boulevard

Legal – None

Correspondence – None

Old Business

- Illegal sign at the corner of Tomahawk and Arrowhead has been removed

New Business

- Letter and copy of deed to be sent to owner of lot 1392 accepting his offer granting lot to Cape
- New community center sign ready to be installed
- Children at play signs ready for installation
- After much discussion about construction gate admittance, Marie Weakley to consult with Victoria Security regarding feasibility of installing camera to control security
- Carburetor has been ordered for tamper
- Over 1100 eggs and candies were gathered by children in 15 minutes at the annual Easter egg hunt

Property Owners Registered to Speak – None

Other Business

- Marie Weakley made suggestion to remove caller ID from phone service lowering our phone bill by \$12.50 per month

- Reminder to property owners about pet policy in next news letter
- Marie Weakley will compile job descriptions and annual evaluation criteria

Next Board meeting – 1:00 PM May 17, 2015 followed by the Property Owners' Meeting at 2:00 PM

Pot luck dinner – May 16, 2015 at 5:00 PM

Meeting adjourned 8:30 PM

Respectfully submitted

Charles Taylor
April 9, 2015

/s/ Gonda Moncada
Approved

May 17, 2015