

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 10, 2015**

**Minutes**

President Gonda Moncada called the meeting to order at 6:00 PM. Board members Marie Weakley, and Joe Wyatt were present along with four property owners.

Joe Wyatt moved to accept the minutes from the May 17, 2015, as printed. Marie Weakley seconded the motion, which was approved unanimously.

**Financial Report**

Board members had no questions concerning the Profit & Loss Report, Profit & Loss Budget Performance, Capital Summary, Petty Cash Report, and May check register.

**Maintenance Report – Joe Wyatt**

1. Trimmed trees at Pool 1
2. Took Scag to Victoria for repairs
3. Repaired shredder
4. Conducted spraying for mosquitoes
5. Overhauled wheel bearing on trailer
6. Commenced mowing and weed-eating as weather allowed
7. Filling pot holes in asphalt road continues as weather allows

**ACC Report – Marie Weakley**

Ten permits were issued by the ACC in May, including 1 new home, and \$1450 in permit fees was collected. An additional \$50 is forthcoming on a permit issued but not completely paid.

**Compliance Report – Gonda Moncada**

1. A letter and bill was sent to Rich Hoffman concerning his forcing the construction gate open after hours. The assessed charge has not been paid.
2. The letter to Lester Awalt about construction with no permit was returned by the postal service as undeliverable.
3. Darry Martin responded to the letter about construction with no permit stating that he was not required to obtain a permit for a playhouse.
4. No response has been received from Tom Lovejoy about construction with no permit.
5. A letter was sent to Chipman Construction about trespassing and damaging private and Cape property along with a bill for damages. No response has been received nor has the charge been paid.

**Legal – Gonda Moncada**

\$16,932.00 has been collected as a result of demand letters sent out by the Cape's attorney

## **Correspondence**

1. Four issues presented for action by the Architectural Control Committee were tabled for discussion at a Board workshop.
2. Discussion ensued about drainage issues at 59 Meadowlark and 2136 West Bayshore. The matter was tabled for additional research.

## **Old Business**

1. Hustler zero-turn mower was purchased in May for \$8,551.75
2. Tax assessment valuations on two CCPOA properties were reduced after Mr. Taylor talked to the Assessor.
3. Cape credit card limit was raised from \$10,000 to \$15,000
4. Request by Kainer family to plant a tree in memory of Frances Wiseman was approved. The tree will be positioned in line with the front door of the community center near the road.

## **New Business**

1. Office Assistant Ambyr Valentine's was laid off June 2, 2015.
2. New Office Assistant Jenny Lee Westphall was hired on June 8, 2015.
3. A recent disturbance at a residence on Mollnar where a large group of people were purported to be renting the house for the weekend was discussed. The property owner will be contacted concerning this violation.

## **Property Owners Registered to Speak**

Capers representative Myrtle Halling invited all Board members to ride in the 4<sup>th</sup> of July parade and enjoy the picnic afterward. She reported that Jackson County Sheriff, County Commissioner, Justice of the Peace, Constable, EMS Director had also been invited, along with members of the Cape Carancahua Water Supply Corporation. As co-sponsor of the event, the Carancahua Community Volunteer Fire Department will lead the parade with emergency vehicles.

The Capers requested use of the concrete pad at the west end of the maintenance barn to clean and refurbish the aluminum can collection barrels. The request was granted.

The next Board meeting was scheduled for 6:00 p.m. July 8, 2015.

The meeting was adjourned 6:37 p.m.

Respectfully submitted  
Judy Hollingsworth, Scribe

/s/ Charles Taylor  
Approved  
July 8, 2015