

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 15, 2016**

Minutes

Treasurer Charles Taylor called the meeting to order at 1:00 p.m. Board members Marie Weakley, Tom Chandler, and Dick Wilkinson were present, along with three property owners.

Mrs. Weakley moved to accept the minutes from the April 14, 2016, Special Board Meeting as printed. Mr. Chandler seconded the motion, which was approved unanimously.

Financial Report

Mr. Taylor asked for questions about the Profit & Loss Report, Profit & Loss Budget Performance, Capital Summary, Petty Cash Report, and April check register. There were none.

Maintenance Report – Dick Wilkinson

1. One thousand tons of processed gravel was spread on Mollnar, Arrowhead, Buckskin, and Calumet.
2. Repaired parking lot at Pools 1 & 2
3. Continued mowing prepaid lots, common grounds, and sides of roads.
4. Seeking bids to repair asphalt at Park 1 parking lot
5. Central Texas concrete & Asphalt technicians assessed areas that need asphalt repair
6. Received bid from Victoria Communications System for new cameras
7. Contracted with Oracle security Solutions to replace security cameras
8. Seeking bids to replace main gate and both spike strips from companies other than VCS
9. Purchased ten picnic tables for pavilion
10. Removed oil from brush pit area
11. Prepped Pool 1 parking lot for gravel
12. Spread gravel at both pool parking lots
13. Continued patching holes in paved and gravel roads
14. Completed repair of construction gate
15. Electrician replaced fixtures at Pool 2, men's room at Pool 1, and both restrooms at Park 1.

ACC Report – Marie Weakley

Fifteen building permits, including two new homes, were approved in April 2016, with \$1600 in permit fees collected.

Compliance Report – Craig Brooks

Several certified letters have been sent to property owners who are in violation of CCPOA Deed Restrictions. Non-compliance fees have been assessed when the violations were not remedied by the deadline.

Legal – Craig Brooks

The Cape's attorney continues to file additional liens on properties preparatory to foreclosure filings.

Correspondence

A property owner offered to donate a used refrigerator to pavilion; the Board declined with thanks because of liability issues.

Old Business

The report on sealed bid sale of 8 Cape lots on June 4: ads placed; some bids received.

New Business

1. Robert Boone, Tom Chandler, and Charles Taylor are seeking bids to correct the problem with the culvert near the maintenance gate on West Bayshore.
2. Tom Chandler is working on rewording the pool signs.
3. G & W Engineers will survey the watershed from the brush pit southward to the Bay to determine needed drainage alterations.

Property Owners Registered to Speak - none

Schedule

The next Board meeting was scheduled for 6:00 p.m. June 8th at the Community Center.

The meeting was adjourned 1:22 p.m.

Respectfully submitted
JennyLee Westphall, Scribe

/s/ Craig Brooks
Approved
June 8, 2016