

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 13, 2016
Minutes

President Craig Brooks called the meeting to order at 6:03 p.m. Board members Craig Brooks, Charles Taylor, Marie Weakley, Tom Chandler, and Dick Wilkinson were present, along with four property owners.

Mr. Taylor moved to accept the minutes from the June 8, 2016, Board Meeting as printed. Mrs. Weakley 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 June check register. Discussion ensued about whether or not the payment for general insurance covered both swimming pools. If not, the Cape's insurance agent will be instructed to add it to the coverage.

Maintenance Report – Dick Wilkinson

1. Seeking bids for damage to the pier on the right side of the boat ramp. The Cape had much heavy rain in a short period of time, high winds, and higher than normal tides during the first week of June. This caused pilings to shift, walkway boards to loosen or vanish, light pole malfunction, damage to electrical junction box, conduit separation, possible water line damage at fish cleaning table or on land cut-off valve.
2. Received bids from BP Equipment and Victoria Security Systems for replacement of entry and exit gates.
3. Mowed edges of roadways throughout the Cape.
4. Mowed common grounds and weed-eated culverts.
5. Sprayed for mosquitoes routinely through the Cape at night.
6. Sprayed herbicide on edges of roadways throughout the Cape.
7. Mixed and poured rubber in expansion joints at both pools.
8. Hired electrician to put up lights in library, storage closet, and pavilion bathrooms.
9. Sought bids from Robert Boone and D. Ray Acuna of D & P Home & Garden for repair of out-fall at the end of Carancahua Boulevard. The bid from D. Ray Acuna was accepted.
10. Met with G & W Engineers to confirm the survey work in Section 4 and repair of the Grand Canyon.
11. Maintenance crews continued to mow extremely high grass all around the Cape. 25 rattlesnakes were killed during a 12-day period.
12. Ordered doors for restrooms and pump rooms at both pools.
13. Performed routine maintenance on all equipment
14. Ordered processed gravel to be delivered and spread after the next rain.
15. Interviewed several applicants for groundskeeper position.
16. Procured herbicide and insecticide.

ACC Report – Marie Weakley

Twelve permit applications, including one new home, were approved by the Architectural Control Committee in June with \$1125 collected in permit fees.

Compliance Report – Craig Brooks

1. Unsafe driving - warning sent to one property owner.
2. Pool violations – two more property owners denied access
3. RV violations – non-compliance fees assessed for overstaying allowable time
4. Deed restriction violations – non-compliance fees assessed for structural deficiencies
5. Deed restriction violations – non-compliance fees assessed for derelict vehicle

Legal – Craig Brooks

There were no legal issues to discuss this month.

Correspondence - none

Old Business

1. Mr. Brooks reported that the accountant has said he would have the audit report for the August 7 Quarterly Property Owners' Meeting.
2. After discussion, Mrs. Weakley moved to ratify the expenditure of up to \$26,000 for Carancahua Boulevard outfall repairs. Mr. Taylor seconded the motion, which passed unanimously.
3. After discussion, Mr. Chandler moved to ratify the expenditure of up to \$24,000 to replace the front gate mechanical operations and spike strips and add speed bumps. Mrs. Weakley seconded the motion, which passed unanimously.
4. After discussion, Mr. Taylor moved to ratify the expenditure of up to \$7,000 to repair the north pier at the boat ramp. Mrs. Weakley seconded the motion, which passed unanimously.
5. After discussion, Mr. Chandler agreed to research regulations used by the City of Edna to govern derelict vehicles. Mr. Brooks suggested it be added to the workshop scheduled for July 28.

New Business - none

Property Owners Registered to Speak

Julius and Janet Winter outlined their concerns about the Cape mowing lots they are contracted to maintain. Cape mowers left piles of grass that made it difficult or impossible for them to mow. They agreed to furnish the Cape office with a list of the lots they maintain. They also presented photographs of the derelict condition of the property at 98 Swallow and asked the Cape to get it cleaned up.

Meeting Schedule

Board Meeting – Sunday, August 7 at 1:00 p.m. followed by the Quarterly Property Owners' meeting at 2:00 p.m. at the Community Center. After the meeting, the Board will make a presentation about future infrastructure repairs and the funds necessary to accomplish this. Pot luck dinner will be held at the Community Center at 5:30 p.m. on Saturday, August 6. Everyone welcome.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
August 7, 2016