

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 14, 2016**  
**Minutes**

President Craig Brooks called the meeting to order at 6:02 p.m. Board members Craig Brooks, Charles Taylor, Marie Weakley and Tom Chandler were present, along with five property owners.

Mr. Taylor moved to accept the minutes from the August 7, 2016, 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 August check register.

**Maintenance Report – Dick Wilkinson**

1. Routine maintenance on equipment
2. Routine mowing in common grounds and ditches, sides of roads
3. Sprayed Roundup on sides of roads and around culverts and street signs
4. Changed 6'x6'x16' beam at playground and added new child and adult swings
5. BP equipment installed new equipment at main entrance with speed bumps and battery backup electrical system and will take corrective measures to correct faulty installation
6. Received pricing for more process road material
7. Added road patch (asphalt) in holes on roads
8. Started work at boat ramp right side pier walkway; replaced them with new boards, lights, water, and electric wiring
9. Replaced utility pole at boat ramp, added new meter box, breakers and wiring
10. Plans have been made to replace the concrete strip that guides the construction gate with a sturdier, wider strip
11. Plans have been made to dig a trench at the boat launch for conduit

**ACC Report – Marie Weakley**

Thirteen permit applications, including two new homes, were approved by the Architectural Control Committee in August with \$1785 collected in permit fees.

**Compliance Report – Craig Brooks**

Non-compliance fees continue to be assessed to the account of property owners who violate deed restrictions and policies.

**Legal – Craig Brooks**

The Cape attorney has agreed to accept email and faxed ballots for the October 8 vote.

**Correspondence**

Several pieces of correspondence have been received; they are copied below:

Numerous responses to emails about raising the annual fee, to wit:

1. "Kudos to you for oiling the squeaky wheel. The Cape and the good ol' USA would be better off without these whiney babies. If they would put their time to constructive efforts rather than destructive efforts, we would all be in a better place. Thanks again for doing what you do."
2. "I understand that some people want to remain in the dark ages and no increase the annual fee to cover costs."

3. "I would vote for the fee increase if the RV rules and bylaws were changed. There are a lot of lot owners at the Cape who own RV's and don't have the same freedom at the Home Owners. We pay our fees and taxes every year yet we have strict rules on when we can place our RV's there. I have met many RV owners who have sold their lots in the past because of this. You can't have it both ways. I have written many emails about this however nothing ever changes. If it were up to the RV Lot Owners, the POA would be gone."
4. "If the increase can be justified, then I am all for property improvements. I for one appreciate the signage and other noticeable improvements. Why should the Cape be any different than other communities? If the cost of maintaining would never go up, then OK, but people, welcome to the real world. Understand that I would rather live in an improved community where my property value goes up than a community where nobody cares. Present the numbers and justify the increase and move forward."
5. "Just read your email regarding questions and comments from the last Town Hall Meeting, and while I'm not surprised at some of the comments, I am disappointed there are a number of property owners that can be that petty. I own property in the Cape and at another development in East Texas. My costs at the Cape, including the mowing fees, are a quarter of what I am charged at the other development. As I've said before, I'll support the increase. Looking at what the Board has communicated, the increase is reasonable for what we will receive in return."
6. "Thanks for the email of the board meeting summary. I saw the question about voting based on person vs. number of lots you own and it triggered a thought. I would want to know if the board would consider a \$100 per lot with houses on it us. Open lots and may keep the 135 per open lot. I own 3 lots with 2 of them just full of oak trees. I don't consume 3 times the resources as a house on a single lot. This would not provide all the money the Cape needs, but may soften people's opposition. I am in full favor of improving the main loop and the main road into it."
7. "Re-surface tennis courts."

#### **Old Business**

1. The accountant is still working on the audit report for the year 2015.
2. Electric pole replacement throughout the Cape continues. AEP expects to finish the project before the end of the year.

#### **New Business**

1. Mr. Brooks reported that the ballots were mailed in the afternoon of September 12 and that he and Mr. Taylor met with members of the Ballot Committee on September 13. Ballot Committee members are Chairman Carter Alexander from Section 2, Pam Stewart from Section 2, John Bock and Fidel Medrano from Section 1, Bill Dannels from Section 3, Dan Dietrich from Section 4, and Mike Mayes from Section 5.
2. Outfall repair is nearing completion.
3. The underside of the mail boxes needs to be cleaned.
4. The Library entrance needs repair and paint.
5. Flu shots will be administered at the Fire Station from 4 to 6 p.m. on October 5.

No property owners were registered to speak.

The next Board of Directors meeting will be held at 6:00 p.m. on Wednesday, October 12 at the Community Center.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted  
Judy Hollingsworth, Scribe

/s/ Craig Brooks  
Approved  
October 12, 2016