

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 21, 2017
Minutes

President Craig Brooks called the meeting to order at 1:04 p.m. Board members Charles Taylor, Marie Weakley and Tom Chandler were present.

Mr. Taylor moved to accept the minutes from the April 12, 2017, 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 April check register.

Maintenance Report – Craig Brooks in Mr. Wilkinson's absence

1. Routine maintenance to equipment
2. Routine mowing of common grounds and road edges
3. Replace lights at Pavilion restroom
4. Pruned and cut down trees at Park 1
5. Cleaned brush pit & burned; removed ash from pit
6. Cleaned culverts with weedeater and dispersed herbicide
7. Dispersed herbicide around utility poles to facilitate mowing
8. Purchased stackable bin organizers for maintenance parts
9. Killed 2 rattlesnakes at Park 1
10. Discussed root exposure of oak trees at Park 1 (prime snake habitat) with Dept. of Agriculture agent

ACC Report – Marie Weakley

Eight building permit applications were approved in April with \$925 collected in permit fees.

Compliance Report – Craig Brooks

Non-compliance fees continue to be assessed to the accounts of property owners who violate deed restrictions and policies. Some of the violations being addressed include abandoned vehicles, houses in need of repair, unkempt properties, and illegal storage of boats and other items.

Legal – Craig Brooks

The Cape's Attorney continues to pursue legal remedies to violations of CCPOA deed restrictions in the Business Park and by owners of residences.

Correspondence

1. Request from property owner for meeting concerning ACC policies and regulations.
2. Notice from Cape Carancahua Water Supply Corporation about need for inspection of backflow preventer at Pool 1.
3. Request from property owner to clean drainage outflow between Lots 13 and 14.

Old Business

A new primary checking account and equipment savings account have been opened at Cal-Com Credit Union since the Port Lavaca Branch of Capital One is closing. All Capital One account will be closed.

New Business

1. Discussion ensued about the need to replace the keypads at the construction gate and possibility of installing cameras there. Consensus was that it is too early in the budget year for major expenditures for additional cameras. Mr. Taylor moved that discussion about additional cameras at the construction gate be table. Mrs. Weakley seconded the motion, which passed unanimously. The keypads will be replaced if they cannot be repaired.
2. Discussion ensued about the work needed to repair or replace a failing culvert Covey and Calumet. Concrete under the road has separated. After discussion, Mr. Taylor moved that the Robert Boone be asked to make recommendations, shoot the grade, remove the old culvert, and install an 18" galvanized steel culvert. Mr. Chandler seconded the motion, which passed unanimously.

Property Owners Registered to Speak – none

Future meetings

Board Meeting – June 14, 2017, at 6:00 p.m.

The meeting was adjourned at 1:55 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
June 14, 2016