

**Cape Carancahua Property Owners' Association, Inc.**  
**Quarterly Meeting**  
**October, November, December, 2014**  
February 8, 2015

President Craig Brooks called the meeting to order at 2:00 p.m. Board members present: Ted Grimes, Gonda Moncada, Charles Taylor, and Joe Wyatt.

After the Pledge of Allegiance, Mr. Brooks welcomed the eight property owners who signed in.

Mr. Brooks asked if there were any questions about the printed minutes of the November 9, 2014, Quarterly Property Owners' meeting. Dolores Brooks said that Kevin Holdgraf's college major was cartography, not photography. The change was made. Myrtle Halling moved that the minutes be approved as amended. Jenny Bell seconded the motion, which passed unanimously.

Mr. Taylor invited everyone to pick up a copy of the financial reports. Copies of the Profit & Loss Budget Performance report and Capital Summary were available for all and are attached. He also announced that the 2015 Budget was available, but that the printed copy had been amended to reflect a total of \$381,000 due to the increase of \$6,000 in projected property sales and legal expenses.

**Maintenance Report by Ted Grimes**

Mr. Grimes invited everyone to pick up a copy of the maintenance report and asked for questions. The report is copied below:

1. Normal mowing and maintenance continue
2. Added Park Rules sign at Wetlands Park
3. Added more shell to complete the parking area at the Wetlands Park
4. Painted the ladies restroom at Pool 1
5. Pumped out the holding tank at Park 1
6. Completed the equipment wash down pad at the Maintenance Yard
7. 2003 Ford truck serviced, starter, fly wheel and clutch were replaced
8. Sylva Construction is working on a bid for road work to be completed by the end of the year
9. Fire department access gates have been painted and are ready to be installed at Pool 1 and Pool 2
10. The fence at Park 1 has been repainted
11. The Scag mowers have been repaired and serviced in Victoria
12. Palms trimmed at front of office
13. Office interior paint completed
14. Guard rails for grand canyon crossing complete

**Architectural Control Committee Report by Gonda Moncada**

Twenty-two building permits, including one new home, were issued during the fourth quarter of 2014 with \$1,125.00 collected in permit fees.

**Legal Report by Craig Brooks**

To date, we have collected \$14,597.32 as a result of 36 collection letters sent by the Cape's attorney. She has recommended a format for the ballot that will be mailed on February 16 to elect someone to fill the vacancy in Position 1.

**Old Business by Craig Brooks**

1. An election committee has been appointed as follows:
  - Section 1 – Doris Merrifield
  - Section 2 – Carter Alexander
  - Section 3 – Tom Chandler
  - Section 4 – Myrtle Halling
  - Section 5 – Mike Mayes
  - Alternate – Ron Stevenson

2. The deadline for filing to serve on the Board of Directors in Positions 1, 2, and 4 was 5:00 p.m. January 2, 2015. Mr. Grimes will not run for re-election in Position 1. Marie Weakley and Ronald Kinard applied to fill Position 1. The incumbents in Positions 2 and 4 (Charles Taylor and Joe Wyatt, respectively) filed to continue in their positions. No opposition candidates filed for 2 or 4.

### **New Business**

1. The two fuel tanks advertised for sale sold for \$350 each.
2. A contract was let to Sylva Constructions Company to complete re-surfacing Stovall
3. The 2015 Budget was adopted by the Board and copies are available for your perusal.
4. Office Cyndy Hopmann resigned in December. Ambyr Valentine has been hired to fill that position.

### **Capers Report**

The Capers hosted the New Year Dance with 55 people in attendance. Great Fun, will do it again in 2015.

The Capers meet every 2nd Tuesday of the month. We need your help. Come join us. The events for the coming year are as follow:

- Easter Egg Hunt -- April 4
- Garage Sale -- May 2
- Bake Sale -- May 23
- July 4th -- July 4
- Bake Sale -- Sept 5.
- Halloween -- Oct. 31
- Christmas -- Dec. 5
- New Year Dance -- Dec. 31

### **Celebrations and Concerns**

1. Long-time Cape resident Walter Halling passed away on November 2, 2014, after a lengthy illness.
2. Mary Trabuc died in November, 2014.

### **Candidates Forum**

1. Marie Weakley spoke about her commitment to the Cape, being a full-time resident, and her years of dedication and contributions to the community. She expressed her desire to serve all Cape residents and said that her main focus was to promote road and facility improvements.
2. Ronald Kinard said he was concerned about road, roads, and roads. Also, that while he did not live in the Cape, he had owned a house in the Cape in the past and was familiar with the Cape.

### **Property Owners' Comments**

1. Jenny Bell asked what the Cape planned to about standing water in ditches after heavy rains and cleaning out stopped up culverts. Mr. Brooks explained in detail the necessity for starting with the overall drainage of the Cape before making any individual improvements. He said that the Cape could work possibly work with the Volunteer Fire Department to use water pressure to clean culverts. Marie Weakley said that previous studies by Tom Chandler and Robert Boone might help with the current research
2. Dolores Brooks said the pot luck dinner the night before had been great, with over 40 people in attendance. She complimented the Community Center Committee for their hard work in getting the facility ready to use and said that it was a real asset to the Cape.
3. Marie Weakley asked if there were any plans to form another Committee to finish up the work. Mr. Brooks replied that such a group should be formed to identify and oversee the work yet to be done.
4. Dolores Brooks reminded everyone of the need for volunteer firemen and the necessity for every household to have a legible, visible street number in front of the house in the event of an emergency.

### **Adjournment**

Mr. Brooks invited everyone to the next potluck dinner scheduled for 5:00 p.m., Saturday, March 7, 2015. He thanked all who attended the meeting and announced that the next property owners' meeting will be at 2:00 p.m. on Sunday, March 8, 2015, at the community center. The meeting was adjourned at 2:43 p.m.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Craig Brooks  
Approved  
March 8, 2015