

**Quarterly Meeting Minutes of the Property Owners
April, May, June, 2015
Cape Carancahua Property Owners' Association, Inc.
2:00 PM, August 9, 2015**

President Gonda Moncada called the meeting called to order at 2:00 and welcomed the 24 property owners in attendance. Board members present: Marie Weakley, Craig Brooks, Joe Wyatt and Charles Taylor.

Dolores Brooks moved that the minutes from the May 17, 2015 Quarterly Meeting be approved as printed. Carol Schwartz seconded the motion, which passed unanimously.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of the Profit & Loss Budget Performance report and Capital Summary.

Maintenance Report – Joe Wyatt

1. Worked on gravel roads, ripped up roads and bladed to fill in potholes
2. Finished electrical hookup at brush pit
3. Replaced broken pier light
4. Started spraying for mosquitoes when weather conditions allow
5. Filled potholes with asphalt on Bayshore
6. Trying to keep up with mowing – having a hard time due to weather
7. Opened pool 2 – everything seems to be up and running
8. Both Skag mowers down. Sent one in to Duffy's for repair and bought a new mower to replace the oldest one, which is 12 years old
9. Installed lights at front gate to read vehicle license plates going in and out
10. Continuing work on filling pot holes
11. Continued mosquito spraying
12. Installed new cleats at boat ramp
13. Routine mowing and weed eating
14. Repaired broken flag pole
15. Repaired broken pier at Park 1
16. Replaced missing pier boards at the boat launch
17. Replaced missing bulkhead boards
18. Picked up broken sections of property owners' piers from Park 1
19. Replaced door at Pool 2 men's room

Architectural Control Committee Report – Marie Weakley

Twenty-two permits, including one new home, were issued during the second quarter of 2015 with \$1700 collected in permit fees.

Legal Report – Gonda Moncada

A list of delinquent property owners is being prepared for the Cape's attorney to begin foreclosure proceedings

Old Business – Gonda Moncada

1. Road work – focus will be on gravel road repair in the coming months. Spraying has begun to kill the grass and weeds on gravel roads in preparation for this work. A property owner asked if the Cape had considered purchasing its own maintainer rather than hiring the work done. Mr. Wyatt explained that the operation of such equipment was beyond the capability of Cape maintenance employees. A property owner recommended having gravel road maintenance performed by the contractor at least once a year.
2. Non-compliance letters have been sent to property owners for loose dogs, abuse of swimming pool privileges, violation of maintenance requirements, violation of building permits, and accumulation of trash. General discussion ensued about violation of pool rules and general etiquette. One property owner suggested raising the annual pool use fee to \$100.00. A property owner asked how often the ph balance of Cape pools was checked. Mr. Wyatt said that was handled by the King Pool Service weekly, but, in light of recent problems and increased pool use, Cape maintenance personnel would begin daily checks along with additional maintenance. Several property owners voiced opinions about necessary pool upgrades and the establishment of a volunteer Pool Patrol to control the number of persons using a pool card and the misuse of the facility.

New Business – Gonda Moncada

1. Updated surveillance and card reading capabilities for gate and pools
2. Online neighborhood chat, NextDoor, is neighbor-to-neighbor. The Cape does not monitor or answer questions on this forum.
3. Dolores Brooks volunteered to chair a committee to keep the pot luck dinners going before each quarterly meeting. She can always use volunteers. She reported that 35 people enjoyed the potluck dinner on August 8.

Capers Report – Dolores Brooks

Mrs. Brooks reported that the 2015 Cape telephone book is ready for distribution and invited everyone to pick one up, but if they needed more than one, a donation would be welcome. She thanked Judy Hollingsworth for her work on the design and layout of the book. She thanks Myrtle Halling for her efforts in procuring Jackson County dumpsters for Dumpster Day. Over 300 people turned out for the 4th of July parade and picnic this year.

Upcoming Caper events:

1. Bake Sale, Saturday September 5 at 10:00 a.m. in the Library. Donations accepted at 9:45.
2. Jackson County will make flu shots available at the fire station again this year, probably in October.
3. The Halloween party will be on October 31st
4. The Christmas party will be on December 5th.
5. Capers continue to collect aluminum cans, wine corks, pull tabs, and package labels.
6. Future Caper meetings will be held at 2:00 p.m. on the second Tuesday of each month.

Celebrations and Concerns

Mrs. Moncada thanked the Board members who volunteered for restroom clean-up over the 4th of July weekend. She announced the deaths of Cape property owners Molly Machecek on May 23, Mary Wuthrich on June 2, and Frances Garza on May 14.

Mr. Wyatt assumed presidential duties as Mrs. Moncada had to leave.

Property Owners' Comments

1. Dorothy Peterson complimented Cape maintenance and thanked them for mosquito spraying.
2. Lois Garza thanked Cape maintenance for mowing lots near her property and asked about tall grass and weeds in the drainage ditch. Mr. Wyatt said that the ditch was "on the list" to be mowed as time allowed. He said that the hiring of an additional maintenance worker would help things get caught up.
3. A property owner asked if the Cape had ever flooded. Response was that the last time was in 1961, before the Cape was established.
4. Larry Obenhaus asked if the Cape had a written policy about children driving ATV's and the legality of it. Mrs. Moncada said she would ask the sheriff to clarify the law on this matter.
5. Phil Heimbach commented that the dangerous intersection at Highways 35 and 172 needed to have brush removed from private property that obstructs drivers' vision. He has spoken with Alcoa (owner of the property in question) but they have not responded. One Alcoa contact is a lady named Martha at 361-987-6940. He urged all Cape property owners to call and request the brush removal.
6. Larry Schroeder asked about law enforcement in the Cape. There is a great deal of misunderstanding about what constables and sheriff's personnel can and cannot do in a private subdivision. They cannot, however, enforce Cape restrictions.
7. Craig Brooks, as Chief of the Caranahua Community Volunteer Fire Department, reported that the department had a very busy year. He expects the Commissioners' Court to enact a burn ban in the near future. The Emergency Services District has provided reflective street numbers for property owners to display their 9-1-1- addresses for emergency service providers.

Adjournment

Mr. Wyatt invited everyone to the next potluck dinner scheduled for 5:30 p.m., Saturday, November 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, November 8, 2015, at the community center. The meeting was adjourned at 3:45 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Gonda Moncada
Approved
November 8, 2015