

**Quarterly Meeting Minutes of the Property Owners
October, November & December, 2015
Cape Carancahua Property Owners' Association, Inc.
2:00 PM, February 14, 2016**

President Gonda Moncada called the meeting called to order at 2:02 p.m. and welcomed the 21 property owners and guests in attendance. Board members present: Craig Brooks, Dick Wilkinson, Marie Weakley, and Charles Taylor.

Mrs. Moncada led the Pledge of Allegiance and announced HG TV will feature two more Cape residences on the television show, Waterfront Bargain Hunt, in the not-too-distant future.

Mrs. Moncada introduced guest Monica Hyek Foster who asked for Cape residents to vote for her for the position of Tax Assessor/Collector in Jackson County..

Tom Chandler moved that the minutes from the November 8, 2015, Quarterly Meeting be approved as printed. Dolores Brooks seconded the motion, which passed with no dissenting votes.

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 – Dick Wilkinson

1. Routine maintenance of common grounds and private property
2. New Skag hydraulic pump replaced at no cost
3. Mule repaired for broken wheel hub
4. Office building repainted
5. Office air condition unit replaced
6. New software for front gate and pools has been installed
7. Replaced engine in the older Skag mower
8. Routine maintenance of common grounds and private property
9. Performed general maintenance on all equipment
10. Repaired deck on shredder
11. Cleaned burn pit and surrounding areas
12. Routine pothole repair
13. Built and placed benches at the pier at Park 1
14. A break-in at the maintenance shop resulted in the theft of several tools
15. Private household trash is being placed in Cape trash cans at all parks and boat ramp.

A property owner asked about the Cape's capacity to record instances of theft and vandalism. Mr. Brooks said that additional video cameras will be installed at various locations in the near future. In response to a property owners' question, Mr. Wilkinson said the value of the tools that were stolen was about \$1,000.00, but that no insurance claim had been filed because of the deductible.

Architectural Control Committee Report – Marie Weakley

Nineteen permits, including two new homes, were issued during the fourth quarter of 2015 with \$1935.00 collected in permit fees.

Legal Report – Gonda Moncada

1. Additional liens are being filed against several property owners whose accounts are seriously in arrears.
2. The Cape's attorney approved a revision of the Cape's policy that addresses vehicles, both licensed and unlicensed, on Cape property.

Old Business – Gonda Moncada

1. Updated surveillance and card reading capabilities for the gate and pools were contracted. The work was completed in October.

New Business – Gonda Moncada

1. Cape resident Donald Beaver has joined the CCPOA maintenance team. He and Chris Garcia are doing a very nice job keeping the Cape up and running under the guidance of Vice President for Maintenance Dick Wilkinson.
2. The John Deere tractor was sold for \$20,000.
3. Six Cape Carancahua lots were sold by Jackson County at a recent Sheriff's tax sale.

Capers Report – Dolores Brooks

The Halloween Carnival was a disappointment in that the weather did not cooperate. The hay ride was cancelled, but the Carnival continued. Although we were inside at the Community Center, many people stayed away due to the rain. Special thanks are due to Jenny Lee Westphall and her children, and Hal and Jynell Wuthrich for their creativity and energy with the Carnival. The meeting room was used as a mad scientist's laboratory and was very innovative. This year's Halloween event will be held October 29th.

The annual Christmas dinner was very well attended. Eighty people enjoyed prime rib and ham supplied by the Capers. We also provided condiments and beverages. Cape residents brought sides and desserts. The Community Center was beautifully decorated by Caper volunteers. The tables sported beautiful center pieces designed by Jo Carpenter. The Christmas party this year will be December 3rd.

Since the Community Center was so lovely, a New Year's Eve dance was then held. A DJ was hired and about sixty people attended. Many danced and many stayed until midnight, and then helped with the clean-up.

We also sponsored the landscaping at the front gate, purchased a credenza for the community center, collected aluminum cans for recycling, collected pop tops for Ronald MacDonald House, and other needs as they arise. We routinely send cards to Cape residents that have had a happy or sad event in their lives. In the past, we have sent packages to local military personnel serving overseas, collected food for the needy, and helped with Fire Department functions.

Projects for this year may include continued landscaping, helping people install 9-1-1 signs, picnic table refreshing, work on Flag Park, bulletin board refreshing, and painting the library.

Celebrations and Concerns

1. Property owner Laddie Svatek died on November 10, 2015
2. Property owner Roy Price died on January 3, 2016
3. Former Cape resident Jessie Mayo died on January 30, 2016

Property Owners' Comments

Carancahua Community Volunteer Fire Department Chief Craig Brooks announced that a fire department personnel training session would be held in the Cape on March 19. He also asked everyone to support the fire department's offering of lunch during the Annual Capers' Garage Sale on April 23. The fire department will also have a table of goods for sale and willingly accepts donations.

Adjournment

Mrs. Moncada invited everyone to the next potluck dinner scheduled for 5:30 p.m., Saturday, March 12, 2016. She thanked all who attended the meeting and announced that the next property owners' meeting will be at 2:00 p.m. on Sunday, March 13, 2016, at the community center. The meeting was adjourned at 2:49 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
March 13, 2016