

**Quarterly Meeting Minutes of the Property Owners
January, February & March 2016
Cape Carancahua Property Owners' Association, Inc.
2:00 PM, May 15, 2016**

Treasurer Charles Taylor called the meeting to order at 2:00 p.m. and welcomed the 22 property owners and guests in attendance. Board members present: Marie Weakley, Dick Wilkinson, Tom Chandler.

Mr. Taylor led the Pledge of Allegiance and the Board members announced their names and their office.

Larry Obenhaus moved that the minutes of the March 13, 2016, Annual Meeting be approved as printed. Joe Wyatt seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charlie Taylor

Mr. Taylor invited everyone to pick up copy of P & L Budget Performance report and Capital Summary. There were no questions or concerns about the financial reports.

Maintenance Report – Dick Wilkinson

1. General maintenance on all equipment, repair deck on shredder
2. Clean burn pit and surrounding areas
3. Routine maintenance of common grounds and private property, as rain and holidays allowed
4. Routine pothole repair on paved and gravel roads
5. Built and placed benches at the pier at Park 1
6. A break-in at the maintenance shop resulted in the theft of several tools
7. Private household trash is being placed in Cape trash cans at all parks and boat ramp.
8. Purchased 2 new tires for Kawasaki Mule
9. Placed shale on ramp to burn pit
10. Sold John Deere tractor
11. Acquiring estimates and bids for road material
12. Acquiring estimates and bids for drainage improvements
13. Purchased herbicide and sides of roads and culverts
14. Purchased tools and equipment for maintenance to replace that stolen; also purchased personal protective gear for maintenance workers
15. Acquiring estimates to replace worn picnic tables and barbeque pits
16. Happy to report that household trash in public trash cans is no longer an issue
17. Sprayed herbicide on road edges and culverts
18. Replaced wheel bearings on Scag mower
19. Had Mule tuned up
20. Burned brush in brush pit

21. Had G & W Engineers survey Grand Canyon (major drainage ditch on Bayshore (west side) and Cactus Drive
22. Purchased new street signs and replaced all signs and poles
23. Continued mowing private lots and common grounds
24. Signed contract to have fencing replaced with 3 strands of barbed wire at the top and adding fire gates at both pools.
25. Repaired vandalized restrooms at Pavilion
26. Obtained bids for road work (process gravel)
27. Obtained bids for security cameras for entrance, exit, Pool 1, and maintenance building. When contractor is chosen, will ask for bids for cameras at Pool 2, boat ramp, Park 1, and construction gate.
28. Obtained bids for fencing at Pools 1 & 2, chose contractor, completed work on March 29. Added fire gates at both pools and access gate at Pool 2; removed welded pipe in Pool 1 parking lot at fence line to be replaced with 4" PVC concrete bollards (more maintenance free) and removed PVC concrete bollards at Pool 2 for replacement.
29. Sprayed herbicide along roadways
30. Cleaned maintenance yard at brush pit
31. Made plans to emplace new stop signs (already in hand).
32. Continued cleaning and repairs at both pools.
33. New instructional signs have been placed at the brush pit

Dorothy Peterson complimented Dick Wilkinson on his job.

ACC Report – Marie Weakley

Twenty-two permits were issued during the first quarter of 2016 with \$775.00 collected in permit fees.

Legal Report – Marie Weakley

1. The Cape attorney has supplied specific wording for the Board to use when notifying property owners of violations and non-compliance fees. Several such letters have been sent, with mixed results to date.

Old Business – Charlie Taylor

1. The Cape will hold a sealed bid sale for 8 lots on June 4, 2016. Newspaper advertising has been submitted and a notice has been emailed to all Cape property owners. An informational packet that includes a bid form is available at the office.

New Business – Charles Taylor

1. Donald Beaver is to be commended for his dedicated work in keeping the Cape looking so nice. He was joined in the maintenance department by Fe Villarin.
2. Jackson County sold the only Cape lot offered at the June Sheriff's sale to the owner of adjacent Cape property.
3. Capers Bake Sale - May 28 at the Library. 10:00 a.m. until it's all gone!

4. Fourth of July celebration parade and picnic – July 2

Capers Report – Dolores Chandler

The Annual Garage had a great turnout with 37 participants. Dumpster day removed two bins of miscellaneous trash. The upcoming Bake Sale, Library Open House, 4th of July Event was announced. Jenny Bell asked if two garage sales can be done a year. Mrs. Chandler explained why the Capers are unable to put on another in the fall months.

Celebrations and Concerns – Tom Chandler

1. Former Cape resident Jessie Mayo died on January 30, 2016
2. Cape Property Owner Roy Price died in January of 2016
3. Bill Buchanek died on February 23, 2016
4. Cleve Calagna retired after 46 years as a fireman. He served the last six as Chief of the Port Lavaca Fire Department. Now he'll have more time to fish and enjoy his Cape home.

Property Owner Comments

Joe Wyatt asked about the rumor of a new office being built next to the flag poles at the entrance on Carancahua Boulevard. Mr. Taylor stated that the lot came up at the county auction and a property owner purchased it. The property owner is to sell the lot to the CCPOA after six months. No plans for moving the office have been discussed. Mr. Taylor asked Marie how the Pot Luck went on May 14th. She said there were 33 people there and it was very enjoyable.

Next Property Owners' meeting

Mr. Taylor invited everyone to the next pot luck dinner scheduled on August 13, 2016. He thanked all who attended the meeting and announced that the next property owners' meeting will be at 2:00 p.m. on Sunday, August 14, 2016, at the community center. The meeting was adjourned at 2:22 p.m.

Respectfully,
JennyLee Westphall, Scribe

/s/ Craig Brooks
Approved
August 7, 2016