

**Quarterly Meeting Minutes of the Property Owners
July, August and September 2016
Cape Carancahua Property Owners' Association, Inc.
2:00 PM, November 13, 2016**

President Craig Brooks called the meeting to order at 2:00 p.m. Board members present: Tom Chandler, Charles Taylor, Marie Weakley, and Richard Wilkinson.

Mr. Brooks welcomed the 28 property owners in attendance and led the Pledge of Allegiance.

Joe Wyatt moved that the minutes of the August 7, 2016 Quarterly Meeting and the October 8, 2016 Special Property Owners' Meeting be approved as written; Ted Grimes 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

Mr. Wilkinson invited those in attendance to take a copy of the quarterly maintenance report copied below:

1. Performed routine maintenance on all mowers, tractor, Mule and foggers, replacing filters and oil. Replace blades on shredder.
2. Mowed common grounds (Community Center, Parks 1 and 2, wetlands, pavilion, office, and flag park. Mowed some private lots, open drainage/roadside drainage, culverts, and weed-eated.
3. Place self-leveling rubber in expansion joints at Pool 2.
4. Replaced doors at pump room and both restrooms at Pool 1. Replaced doors on both restrooms at Pool 2. Replaced all hardware and painted all.
5. Drilled holes for stop signs/poles throughout the Cape.
6. Contracted with BG Equipment to place new spikes/hardware at front entrance and exit. Work to begin August 10th and 11th.
7. D & P Home & Garden (D. Ray Acuna) will begin re-construction on the outfall at the end of Carancahua Boulevard on August 15th. After completion of this project, he will begin repairs to the north-side walkway at pier at the boat ramp and re-work the electric and water lines to the fish cleaning table.
8. Sprayed herbicide on the sides of roadways, culverts, and open ditches throughout the Cape.
9. Routine maintenance on equipment
10. Routine mowing in common grounds and ditches, sides of roads
11. Sprayed Roundup on sides of roads and around culverts and street signs
12. Changed 6'x6'x16' beam at playground and added new child and adult swings
13. BP equipment installed new equipment at main entrance with speed bumps and battery backup electrical system and will take corrective measures to correct faulty installation
14. Received pricing for more process road material
15. Added road patch (asphalt) in holes on roads
16. Started work at boat ramp right side pier walkway; replaced them with new boards, lights, water, and electric wiring
17. Replaced utility pole at boat ramp, added new meter box, breakers and wiring
18. Plans have been made to replace the concrete strip that guides the construction gate with a sturdier, wider strip
19. Plans have been made to dig a trench at the boat launch for conduit
20. Routine maintenance on equipment.
21. Routine mowing at parks, community center, pavilion, boat ramp, office, roads, and ditches
22. Met with G & W on outcome of survey of ditches in northwest section of Cape
23. BP came to work on front gate
24. Continue to place road patch (asphalt) in holes on paved roads and 2 culvert pipes

25. Placed solar lights on all pier walkways
26. Placed LED lights on all piers
27. VCS replaced chain at construction gate
28. Work has been completed by an outside contractor to repair the drainage outfall at the end of Carancahua Boulevard
29. Work has been completed by an outside contractor to repair wind and water damage to one of the piers at the boat launch
30. The entry gate hardware and operations controls were replaced by an outside contractor
31. Timer switches with weather-proof covers have been installed at the fishing piers and fish cleaning station.

ACC Report

Mrs. Weakley's reported that thirty-two permits were issued during the third quarter of 2016 with \$3,185.00 collected in permit fees. She also reported that 16 new homes have been built in the Cape since January 1, 2015.

Legal Report – Craig Brooks

The Cape's attorney continues to explore collection options, file liens, and foreclosures..

Old Business

The Cape's accountant has completed the audit of CCPOA for the year 2015. Copies of the report are available at the office.

New Business

Mr. Brooks reported that the Board had received an unsolicited inquiry from a church to use the Community Center for their twice-weekly meetings. Any such agreement would be decided by all CCPOA property owners.

Capers Report – Dolores Brooks

1. Bake Sale held on Saturday of Labor Day Week-end. Thank you for participating.
2. Capers, CCVFD, and Jackson County Hospital District sponsored Flu shots at the fire station on Oct 5th. 34 shots were administered by our own Beth Griner.
3. A Halloween party was held on Oct 29th. Close to 100 children and their parents, grandparents and others attended. The hay ride wagons were brimming with spooks. This was our largest crowd for Halloween and was wonderful. We would like to request that residents give us a heads up if they are bringing more than 5 so we can plan for refreshments.
4. We continue to recycle aluminum cans and appreciate your continued participation. We also collect wine corks and take them to Spec's and aluminum pull tabs and give them to Ronald MacDonald House in Corpus.
5. The library is well stocked and we encourage all residents to take advantage of the books. We painted this summer and the room looks great.
6. The Adult Christmas Party will be Dec 3rd, starting at 5PM. The Capers will provide prime rib and ham, beverages, and bread. We would encourage others to bring appetizers, salads, sides, and desserts. There is a sign-up sheet in the office to even out the food, but anything will be appreciated if you are not able to get to the office, and not required. You are welcome to bring your own drinks, but wine, tea, and water will be available.
7. New Year's Eve Dance on the 31st. We will have the DJ from last year, and he is great. Please bring snacks to share. We will be recommending a \$5/person donation to help pay for the DJ, but not required.
8. We meet the 2nd Tuesday of the month at 2PM in the Library and everyone is welcome

Celebrations and Concerns

Fire Chief Craig Brooks reported that the Carancahua Community Volunteer Fire Department won a \$38,000 grant from the Texas Forest Service to purchase a skid unit for the brush truck. He also said long-time fire fighter Frank Krpec had passed away and that three new members had been recruited to join the ranks of CCVFD.

Mr. Taylor reported that voting at Precinct 9 was very good this year, with 139 residents casting early ballots and another 264 showing up at the poll on election day.

Mr. Brooks announced that Cape Carancahua Board of Director positions 1, 2, and 4 were expiring on March 12, 2017. Current Board members Marie Weakley, Charles Taylor, and Dick Wilkinson have indicated their intention to file paperwork to continue in those positions. The deadline to file for a place on the ballot is 5:00 p.m. December 29, 2016.

Property Owner Comments

After considerable discussion on the subject of unauthorized persons in the Cape, Mr. Easter volunteer to the research the purchase of identifying stickers for legitimate Cape property owners' vehicles.

The Board agreed to explore the possibility of changing the date and time of Board Workshops to allow more property owners to attend.

One property owner suggested instituting a fee for boat ramp use.

Next Property Owners' meeting

Mr. Brooks thanked all who attended the meeting and announced that the next property owners' meeting will be at 2:00 p.m. on Sunday, February 12, 2017, at the Community Center. He invited everyone to the next pot luck dinner scheduled for Saturday, February 11, 2016, at 5:30 p.m. in the Community Center. The meeting was adjourned at 3:33 p.m.

Respectfully,
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
February 12, 2017