

**Quarterly Meeting Minutes of the Property Owners
October, November, December 2016
Cape Carancahua Property Owners' Association, Inc.
February 12, 2017**

President Craig Brooks called the meeting to order at 2:07 p.m. Board members present: Tom Chandler, Charles Taylor, Marie Weakley, and Richard Wilkinson.

Mr. Brooks welcomed the 33 property owners in attendance and led the Pledge of Allegiance.

Sandy Heimbach moved that the minutes of the November 13, 2016 Quarterly Meeting be approved as written; Myrtle Halling 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. Routine checking all equipment before use.
2. Continued fixing holes in roads with road patch (asphalt)
3. B-P Equipment Company replaced spikes at entrance gate due to spikes not being sufficient
4. Victoria Security System repaired Pool 1 & Pool 2 entrance and exit panels due to not reading cards
5. Continue to help SEC (electric pole replacement crew) when needed.
6. Routine cleaning of burn pit
7. Routine maintenance on equipment.
8. Routine mowing of common grounds (community center, parks 1 & 2, wetlands, pavilion, boat ramp, flag park, and office). Mowed some private lots, open drainage, roadside drainage, culverts and weedeated.
9. Continue help S.E.C. when needed.
10. Jim Ramirez (Chico) placed timer switches at both fish cleaning tables, which included weather-proof covers. Also installed timer switches and weather-proof covers on both green lights.
11. Repaired construction gate (new wheels) and widened the concrete pad for wheels to run on.
12. Oracle Security Solutions removed 3 faulty cameras (will full warranty coverage) to be replaced with new cameras when they come in.
13. Placed road patch (asphalt) in holes on roads and repaired gravel roads with process gravel with process material left over from last repair contract.
14. Maintenance employee Chainey Williams quit on November 11, 2016. Jimmy Heysquierdo was hired on November 14 and he quit on November 28, 2016.
15. Placed rod holders on piers
16. Repaired sign at boat ramp damaged by severe south winds
17. VCS worked on front gate to restore transmitter reading capability
18. Replaced hot water heater in library/maintenance shop

ACC Report

Mrs. Weakley's reported that twenty-two permits were issued during the fourth quarter of 2016 with \$1,710.00 collected in permit fees. She also reported that 7 new homes were built in the Cape in 2016..

Legal Report – Craig Brooks

The Cape's Attorney continues to explore options to eliminate the junk yard in the Business Park. Legal processes are moving, albeit slowly, but major action is expected in the middle of March.

A property owner asked about an unlicensed pickup full of garbage being parked next to a property owners' house. Mr. Brooks said the matter was in the hands of the attorney.

Old Business

Mr. Brooks reported that the church has withdrawn its request for a rental contract for the Community Center. Discussion ensued about whether or not the property owners would have the final vote to let such a contract if the occasion should arise in the future. Mr. Brooks gave assurance that the property owners would be offered that opportunity.

New Business

Mr. Brooks announced that the ballots for the Board election will be mailed on February 21 and the executed ballots must be returned by U. S. Mail by 4:00 p.m. on March 10 or delivered in person at the Annual Meeting on March 12. No other voting method will be accepted. He also reported that Carter Alexander has agreed, once again, to head the ballot committee to tabulate the votes.

Capers Report for October – December 2016– Dolores Brooks

1. Flu shots at CCVFD Fire Station - 34 people received shots. This was an event sponsored by the Capers, CCVFD, and JCHD.
2. Halloween Party and Hay Ride in October was well attended. Approximately 100 people were at the Carnival enjoying games, a scavenger hunt, and refreshments. The hay ride was well attended with 2 very full hay wagons.
3. Christmas Party was the first Saturday in December and was enjoyed by all. The Capers provided prime rib and ham and others brought side dishes. The room was beautifully decorated by the Capers.
4. New Year's Eve Party was held on the 31st, of course. A small (35) but enthusiastic group enjoyed a DJ and music.
5. We continue to collect Aluminum cans throughout the Cape. We will have statistics at annual meeting on dollars and pounds collected throughout the years.
6. We sponsor the Library and collect and display books. Please go to office, get the key, and grab a book. There is no need to return the books. You can bring donations of books to office or leave in library.
7. We provide some financial support of front gate landscaping. Thank you, Ted for the continuing work that you do there. It is beautiful and we appreciate it!
8. We send cards to neighbors. Get well, sympathy, thinking of you, etc.
9. Upcoming events:
 - a) Easter Egg Hunt - April 15th, 10AM Pavilion
 - b) Community Wide Garage Sale April 22 Gate open from 9AM - 12 noon
 - c) Dumpster Day - TBA
 - d) Memorial Day Bake Sale May 27th, at the Library.
10. We always need volunteers. We currently meet the second Tuesday of the month at the library at 10AM. Please come. If you can't make the meetings, we still would appreciate your help during our events, which are your events.

Celebrations and Concerns

Mr. Brooks reported that a visual roof count of communities in Jackson County shows that Cape Carancahua is the third largest community in the county, with 338 structures. Cape Carancahua accounted for about half the growth in 2016 in the entire county.

Mr. Brooks reminded everyone, once again, about golf cart safety. He said a serious accident occurred in recent weeks between a golf cart and an automobile. Needless to say, the golf cart did not fare well and the occupants were lucky to suffer only minor injuries.

Fire Chief Craig Brooks reported that Jackson County is not under a burn ban at this time, but will like become so in the near future. He asked that all property owners make haste to deposit yard wastes and tree trimmings so they can be burned while it is allowed. He said that the Department had been called out to combat ten fires in the past few weeks.

Property Owner Comments

A property owner commented that the pipe rail fences around the Cape are rusting and in need of paint, etc. Mr. Brooks responded that this project had to be put on hold because of limited funds.

A property owner asked by she received two statements for her annual dues. Mr. Brooks said statements were sent early this year and are routinely sent on the 15th of each month.

A property owner voiced concern about safety during the annual garage sale when many outsiders are admitted to the Cape. Mrs. Weakley responded that property owners need the opportunity to dispose of unwanted items and that 38 households participated in 2016 and that no illegal incident had been reported in connection with the garage sale in the last ten years.

A property owner asked is the Cape planned to continue the use of Round-Up as a herbicide, Mr, Brooks said that and other options are considered depending on the particular situation.

A property owner complained that spraying when the wind was blowing had damaged his grass and trees.

A property owner asked if there had been any report of Carancahua Bay pollution. Mr. Brooks suggested contact with Texas Parks and Wildlife for that information.

A property owner asked about the feasibility of burning the grass along the roads to protect the asphalt instead of herbicide. Mr. Wilkinson said burning does not kill the roots, which are the major culprit in damaging the roads.

Candidates Introduction

Mr. Taylor introduced himself and Mr. Wilkinson and said they would appreciate votes on the ballot even though there are no opposition candidates for their respective positions.

Mr. Brooks asked if Mrs. Easter would like to speak for her candidacy for Position 1, but Mrs. Wilkinson said Mrs. Easter had had to leave for a previous commitment. Mrs. Wilkinson read a statement from Mrs. Easter giving her credentials.

Mr. Brooks asked Mrs. Weakley if she would like to speak for her candidacy for Position 1. She did so.

Next Property Owners' meeting

Mr. Brooks thanked all who attended the meeting and announced that the next property owners' meeting will be the Annual Meeting at 2:00 p.m. on Sunday, March 12, 2017, at the Community Center. He invited everyone to the next pot luck dinner scheduled for Saturday, March 11, 2017, at 5:30 p.m. in the Community Center. The meeting was adjourned at 3:47 p.m.

Respectfully,
Judy Hollingsworth, Scribe

/S/ Craig Brooks
Approved
March 12, 2017