

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 8, 2022
Minutes**

President Pam Stewart called the meeting to order at 6:01 p.m. Board members Robert Johs, Charles Taylor, Larry Schroeder, and Paul Warren were present. There was one property owner in attendance.

Mr. Schroeder moved to accept the minutes of the May 15, 2022 Board Meeting as written. Mr. Johs seconded the motion, and the motion passed unanimously.

Financial Report – Charles Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and May Check Register. There were none.

Maintenance Report, May 2022 – Larry Schroeder

1. Performed routine maintenance to all equipment.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Routine cleaning of Burn Pit.
4. Removed hedges at office.
5. Repaired pier.
6. Removed hose from Pool 2 to store in pump room.
7. Repaired water line at Pool 1.
8. Stripped office door to prepare for painting.
9. Repaired construction gate wheels.
10. Repaired Pool 1 lights.
11. Replaced sign on office door.
12. Placed extension on gutter by office.
13. Placed gravel in holes on roads.
14. Rolled gravel roads after rain.
15. Trained new employee.

No questions were asked about the report.

ACC Report – Paul Warren

Eight building permits were issued in May 2022.

Legal and Compliance Report – Robert Johs

The CCPOA and Cape's attorney continue to pursue collection of past due accounts and pursue foreclosure of those who do not comply. Non-compliance fees continue to be assessed to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations. We are waiting on a response from the Jackson County Appraisal District in Edna. The Cape's attorney has submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. On behalf of all Cape property owners, the Cape's attorney has submitted a formal grievance to the Cape Carancahua Water Supply Corporation in response to their assessment. As of this date no response has been received from CCWSC.

Old Business

The Board thanked Sam and Melanie Mitchell, Alan and Debra Collins, and Marissa Tristan for all their hard work revamping the swimming pool areas, painting the buildings, bathrooms (& office), the coping, the wood furniture, and cabanas. They also thanked the Clarks for their thoughtful gift/donation of the nice storage bin and tennis equipment, basketballs, and bean bag games at the tennis court. They will be formally recognized at the Fourth of July celebration.

New Business

1. The Board discussed the bids to replace a section of Pool 1 gate, and sanding and painting it as well as adding braces on the BBQ cover at the Pavilion. Mr. Johs made a motion to accept the lowest bid by Fidel Mancera. Mr. Warren seconded the motion. The motion passed unanimously.
2. There was a discussion regarding the purchase of asphalt for road repair. Mr. Schroeder reported on the bids he had received as well as outstanding requests for bids. Mr. Johs made a motion to accept the lowest bid for asphalt and use funds left from the budgeted road construction to purchase it to maintain the roads. Mr. Taylor seconded the motion. The motion passed unanimously.
3. There was a discussion regarding the CCWSC assessment. Mr. Johs made a motion that the Board follow up with actions suggested by the Cape's attorney. Mr. Schroeder seconded the motion. The motion passed unanimously.
4. A discussion was held concerning the pool maintenance and recent issues. Options were discussed. No decision was made as of this date.
5. After a discussion of quotes received for renting a tent for the Fourth of July celebration Mr. Johs made a motion to accept the lowest quote and that the CCPOA would write a check for half of the rental and the Capers would write a check for the other half. Mr. Schroeder seconded the motion. The motion passed unanimously.

There were no property owners registered to speak

Other Business

There was a discussion regarding recent offers on vacant lots owned by the CCCPOA. A decision was postponed until bidders have been made aware of CCPOA restrictions, etc.

The next Board of Directors Meeting will be July 13, 2022, at 6:00 p.m. at the Community Center.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,
Bettie Sanders, Scribe

Approved

Date