

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 12, 2022
Minutes**

Vice President Robert Johs called the meeting to order at 6:00 p.m. Board members Charles Taylor, Paul Warren and Larry Schroeder were present. There were two property owners in attendance.

Approve Minutes - Mr. Warren moved to accept the minutes of the September 14, 2022; Board Meeting as written. Mr. Schroeder 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 September Check Register. There was a discussion about how inflation has affected budget items.

Permits & Compliance Report – Paul Warren

There were five permits issued during September including one new mobile home in Section I. There was a discussion about several property owners who have been informed that they need to clean up their property.

Maintenance Report, August 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. Weed-eat and sprayed culverts, around street signs, and sides of roads to prevent grass and weeds.
4. Rolled gravel on roads after rain.
5. Burned brush and cleaned up Brush Pit.
6. Filled potholes on gravel roads with limestone.
7. Replaced 911 phones at Pool 1 and Pool 2 with new phones.
8. Replaced mule and mower tires.
9. Fixed gutter drain inside the fence at Pool 1.
10. Repaired the entrance gate arm and bracket.
11. Placed asphalt on sides of paved roads.
12. Repaired light in the office.
13. Checked office roof for leaks.

No questions were asked about the report.

Legal Report – Robert Johs

Non-compliance fees continue to be assessed to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations.

The Cape's attorney submitted protests to Jackson County's Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. The Cape's attorney submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. We have received a response from the Jackson County Appraisal District in Edna. The Cape's attorney expects a significant reduction in our property taxes.

Old Business

There was a discussion about reinstating the Board Workshops and the legal requirements. Mr. Schroeder made a motion to reinstate the Board Workshops on the 2nd Thursday of each month. Mr. Taylor seconded the motion. The motion passed unanimously.

New Business

1. The Board reviewed the proposed changes to Policies and Schedule of Fees. After discussion Mr. Warren made a motion to accept the changes to the Policies and the Schedule of Fees. Mr. Taylor seconded the motion. The motion passed unanimously.
2. There was a discussion about CCWSC's letter requesting the use of tractor to operate Well #3 during a power outage. The Board agreed to sign the letter.
3. There was a discussion about the 2023 BOD Election. The Board set the dates of December 19th to send out information on election applications and December 29th as the deadline for applications to be submitted. Debra Collins agreed to chair the Ballot Committee.
4. There was a discussion about the 2023 Budget. Mr. Taylor asked for the BOD input on their budget projections for 2023.
5. After a discussion on two past due accounts. Mr. Taylor made a motion to submit The Wilbanks account to the attorney for foreclosure. Mr. Warren seconded the motion. It passed unanimously. After a discussion Mr. Schroeder made a motion to accept a payment plan for the Sertuche past due account of \$300/month. Mr. Warren seconded the motion. It passed unanimously.

Property Owners Registered to Speak

The scheduled property owners did not attend the meeting.

Other Business as necessary

Schedule future meetings

The next Board of Directors Meeting will be November 13, 2022, at 1:00 p.m. at the Community Center followed by the Quarterly Property Owners' Meeting at 2:00 p.m. The Potluck will be November 12th at the Community Center at 5:30 p.m.

Adjourn

The Board went into Executive Session at 7:55 p.m. to discuss personnel matters. They adjourned the Executive Session at 7:58 p.m.

Respectfully submitted,

Bettie Sanders, Scribe

/s/ Pam Stewart
Approved

November 13, 2022