

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
November 10, 2022
Minutes**

President Pam Stewart called the meeting to order at 1:10 p.m. Board members present: Charles Taylor, Paul Warren, Robert Johs, and Larry Schroeder.

Consider permits submitted for approval.

A copy of permits approval, denial, deferment attached.

Consider updates/changes to ACC permits.

Mr. Johs made a motion and Mr. Schroeder seconded to accept the following updates/changes to ACC permits. Motion carried:

1. Documentation received from Texas General Land Office be enclosed with the pier and bulkhead permits.
2. New Homes, Manufactured/Mobile Homes, and Modular Homes all have the same fee of \$1,000.
3. Add a statement for the property owner to sign on the Construction Application Permit reading "I have read and will adhere to the Cape's RCC's and Policies that pertain to my permit".

Consider extending accepting donations for the renovation and A/C and heating of the Community Center.

A motion was made by Mr. Johs and seconded by Mr. Warren to extend accepting donations until January 31, 2023. Motion carried.

Consider liability insurance in case of damage caused from the Brush Pit or close the Pit for liability reasons.

No action taken until further investigation of insurance.

Consider property owner's email to reduce the invoice for mowing charges to his lots.

A motion was made by Mr. Schroeder and seconded by Mr. Johs to reduce the mowing charges to \$120.09 this one time only. Motion carried.

Consider repairing pier walkway and rebuilding pier with a floating pier.

No action was taken.

Consider ordering Permethrin to spray for mosquitoes.

No action was taken.

Consider reroofing the office building and the cabanas at the pools.

No action was taken.

Consider increasing the drainage in the ditches and cleaning out or replacing culverts.

Maintenance will clean out some culverts but will send letter to property owners that have damaged culverts to replace their culverts.

Consider actions to be taken against properties that have received notice for violations of Restrictions and/or Policies to discuss fines and/or further legal action.

1. Property owner constructed a carport before acquiring a permit; carport exceeds maximum policy limit; small storage building has not been removed resulting in four structures, policy

allowing only three. A motion was made by Mr. Johs and seconded by Mr. Taylor to contact the attorney requesting a letter be sent to charge a noncompliance fee. Motion carried.

2. Complaint about junk cars, etc. littered on a property owner's lots. A letter will be sent by regular mail and a certified letter.

Consider changing the mowing fees.

A motion was made by Mr. Johs and seconded by Mr. Warren to submit changing the annual prepaid mowing fee from \$275 (two hundred seventy-five dollars) to \$300 (three hundred dollars) and monthly mowing fee from \$45 (forty-five dollars) to \$50 (fifty dollars) at the Board of Directors Meeting Sunday for a vote. Motion carried.

Consider complaint from property owner that the contractor workers at a property are driving across his property running over his water meter box and have parked their porta potty on his property.

Will have office call the property owner to make him aware of a complaint so he can contact his contractor to resolve the issue. No further action will be taken unless issue is not resolved.

Consider not have a Board of Directors Meeting on the Sundays that have a Quarterly or Annual Meeting.

A motion was made by Mr. Johs and seconded by Mr. Schroeder to not have a Board of Directors Meeting at 1:00 p.m. on the Sundays that have a Quarterly or Annual Meeting but instead to have it on the Wednesday night in that month. Motion carried.

Consider having procedures started by the attorney on foreclosure of the following properties: Jennifer Simons, Robbie Sanders.

A motion was made by Mr. Johs and seconded by Mr. Taylor. Motion carried.

Consider 2023 Budget.

A motion was made by Mr. Schroeder and seconded by Mr. Johs to accept the budget. Motion carried.

Consider Cap on Employee Salaries.

Executive session with no conclusion. Will discuss at later date.

Respectfully submitted,

Larry Schroeder, Scribe