

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
January 12, 2023
Minutes**

President Pam Stewart called the meeting to order at 1:05 p.m. Board members present: Charles Taylor, Paul Warren, Robert Johs and Larry Schroeder.

Approval of Minutes

Mr. Johs made a motion and Mr. Taylor seconded to accept the minutes from December 8, 2022. Motion carried unanimously.

Approval of Financial Reports

No reports. Mr. Taylor noted \$20,000 was transferred from the checking account to the savings account as listed in the budget to be carried out.

Approval of Maintenance Reports

No reports. Mr. Schroeder noted the repair to the Brush Pit fence was complete except for reattaching the tarp to the fence. Mr. Schroeder noted he purchased shingles for reroofing the office, Round Up and mosquito spray, and baseboards for the Community Center at the end of 2022 so it would be taken out of 2022's budget.

Approval of Permits and Compliance

1. Lot 478, 488, 489 – Gregory Chromcak – shop (on Lot 489) – approved
2. Lot 967, 968 – Gary Stanford – concrete slab & driveway – approved
3. Lot 403 – Cliff & Patricia Davis – replace bulkhead – approved
4. Lot 881, ½ 882 – William & Denise Chelf – new home – not approved, need more information, need contractor/manufacturer to state the structure is for a human living space
5. Lot 816, 817 – Kelsey Rehg – driveway & storage building – approved

Approval of Legal Report

Discussed update on property tax suit by Cape's attorney against Jackson County to lower taxes on Cape common areas. All property taxes have been paid by Cape according to attorney's assigned amounts to be paid.

Consider 2023 Holidays for Cape Personnel

A motion was made by Mr. Johs and seconded by Mr. Taylor to accept the holidays that Cape personnel will be off according to the attachment. Motion carried unanimously.

Consider Renewal/Joining Jackson Co., Palacios, Port Lavaca Chamber of Commerce

No action was taken.

Consider Approving Rental Agreement for Community Center by property owner for November 22-23, 2023

No action was taken. Tabled for date closer to use.

Consider recommendation of attorney to grant a variance to property owner, attorney's office prepare letter to property owners' attorney

A motion was made by Mr. Taylor and seconded by Mr. Schroeder for the Cape's attorney to prepare a letter to a property owner's attorney granting a variance for the property owner to a Cape's policy. Motion carried with a four for, one against.

Consider removing ex-board members from Cal-Com accounts and adding current board members

A motion was made by Mr. Johs and seconded by Mr. Taylor to remove ex-board member, Marie Weakley, from Cal-Com Credit Union accounts, and add all present board members, Pam Stewart, Robert Johs, Charles Taylor, Larry Schroeder, and Paul Warren, to the accounts. Motion carried unanimously.

Consider writing a thank you letter to CCWSC employees for work during freeze

A motion was made by Mr. Taylor and seconded by Mr. Warren to write a thank you letter to Phil Taylor and Jacob Bell for working during the freezing weather which kept water provided to the Cape. Motion carried unanimously.

Consider contract letter from CPA Seidel Schroeder's office to be signed

Mr. Taylor presented the contract letter from the CPA Seidel Schroeder's office to be signed.

Consider asking for bids on reroofing the office, paving roads, and repairing the pier at the boat ramp

Mr. Schroeder asked the board to advertise to begin taking bids for reroofing the office, paving roads, and repairing the pier at the boat ramp. No action taken.

Consider action to be taken with Lot W which the property owners owe more than \$12,000 for late and finance charges

No action was taken.

Consider updating Restrictions, Conditions, and Covenants

No action was taken.

Consider property owner's request to install underground propane tanks

No action was taken.

Next Working Board Meeting will be February 9, 2023.

Meeting adjourned at 2:52 p.m.

Respectfully submitted,

Larry Schroeder, Scribe