

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
February 9, 2023
Minutes**

President Pam Stewart called the meeting to order at 1:00 p.m. Board members present: Charles Taylor, Paul Warren, Robert Johs and Larry Schroeder. One property owner present.

Approval of Minutes

Mr. Johs made a motion and Mr. Warren seconded to accept the minutes from January 12, 2023. Motion carried unanimously.

Approval of Financial Reports

No reports.

Approval of Maintenance Reports

No reports.

Approval of Permits and Compliance

1. Lot 47 – Burlis Bickham – repair deck – approved
2. Lot 853 – Charles Taylor – replace deck floor – approved
3. Lot 419, 519, 520 – Chris Phillips – replace shop roof – approved
4. Lot 850, 851 – Vickie Chavez – replace walkway around house – approved
5. Lot 801, 802 – Brandon Sanders – move storage building from another lot – approved

Discussion on when permits are needed, for which jobs and amount to charge. No decision. The Carancahua Fire Department will submit a permit to increase the area of the building. No fee will be charged.

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 demo & replacement of Boat Ramp Pier, get bids, etc.

Discussed bids for pier, bids for office and pool cabana roof replacements. No action taken until more bids have been submitted.

Consider Road repair & paving

No action taken.

Next Working Board Meeting will be March 9, 2023.

Meeting adjourned at 2:10 p.m.

Respectfully submitted,

Larry Schroeder, Scribe