

**Quarterly Meeting Minutes of the Property Owners
October, November, and December 2022
Cape Carancahua Property Owners' Association
February 12, 2023**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present Robert Johs, Larry Schroeder, Paul Warren, and Charles Taylor. Fifteen property owners signed the sign-in sheet. Mrs. Stewart welcomed them, led the Pledge of Allegiance, and the board members were introduced.

Approval of the Minutes

Marie Weakley moved that the minutes of the Quarterly Property Owners' Meeting on November 13, 2022 be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of the Profit & Loss Budget Performance report. Questions were asked by property owners about the designated accounts, such as the pier account, disaster account, etc., if they were fully funded at this time. Mr. Taylor explained all designated accounts are fully funded.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to take a copy of the quarterly maintenance report. There were no questions about the report.

Replacement of the pier by the boat ramp was discussed; moving it to another location and the cost of approximately \$43,000 just to replace it. Maintenance would remove the old boards to save money.

Ms. Stewart thanked maintenance for placing baseboards in the Community Center.

ACC and Noncompliance Report – Paul Warren

Fifteen building permits were issued during the fourth quarter of 2022 including one new home and one new manufactured home. Mr. Warren thanked the Architectural Control Committee for the job they do.

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

Legal Report – Robert Johs

The Cape's attorney submitted protests to Jackson County Appraisal District in Edna for the Cape's property tax appraisals for all common grounds, etc. and they were reduced some. We paid the property taxes according to the amount our attorney determined. No other update, a court date has not been set for further reduction. The attorney will receive 40% of the amount we save if she wins the case. The attorney based what she believes our taxes should be on other HOA's.

We are working on three foreclosures for this year.

Old Business

1. Mowing charges were increased for prepaid mowing to \$300 + tax = \$320.25. Mowing paid monthly was increased to \$50 + tax = \$53.38. Lot cleanup was increased to \$85 + tax = \$90.74.
2. The office purchased a laptop, new shelves, and desk.

New Business

Sold lots owned by the Cape except for two, however there is a contract through a realtor for those two.

Capers Report – Dolores Brooks

Had approximately thirty at the New Year's Eve party. We have the new phone directories. The Capers meet the second Tuesday of the month. The next function will be the Easter Egg Hunt on the Saturday before Easter. Marie Weakley added that she is asking for a \$5 donation for the phone directories so they could recoup some of the cost to make them.

Fire Department Report – Dolores Brooks

The Fire Department meets the first Tuesday of the month and they have training during the month. The Fire Chief has received only three bids to expanding the Fire Station. We are hoping the work will have begun by late spring. The 911 signs are in the office, hard to find you if you don't have an address sign.

Celebrations and Concerns – Robert Johs

Several of our Cape residents passed away recently, had a moment of silence for: Nancy Raumaker and Tina Walcik.

Property Owner Comments

1. Would like to have a copy of the minutes from the previous meeting emailed before the meeting. Ms. Stewart's response was, not sure if we can do that before they are approved.
2. Asked if property owners can have fire pits. The response was, they need to have a screen/covering.
3. Asked who is responsible for ditches, complained of water standing in yard and ditch. The response was, it will be looked at to see what the problem and solution will be.

Next Property Owners' meeting – The Annual Property Owner's Meeting will be March 12, 2023, 2:00 p.m. at the Community Center. Potluck will be Saturday, March 11, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:11 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

March 12, 2023