

**Annual Meeting Minutes of the Property Owners
January - December 2022
Cape Carancahua Property Owners' Association, Inc.
March 12, 2023**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present: Larry Schroeder, Robert Johs, Paul Warren, and Charles Taylor. Ms. Stewart welcomed the 29 property owners present and led the Pledge of Allegiance.

Ms. Stewart thanked Marge Behan, Debra Collins, Bill Dannels, Dan Dittrich, Marissa Tristan, and Christine Mayer for volunteering for the ballot committee. The ballot committee's services were not needed due to Paul Warren, Place 1, Charles Taylor, Place 2, and Robert Johs, Place 4, ran unopposed.

Mr. Warren, Mr. Taylor, and Mr. Johs were sworn in and signed their 2023-2024 Oaths of Office.

Approval of the Minutes

Dolores Brooks moved that the minutes of the February 12, 2023, Quarterly Property Owners' Meeting be approved. Marie Weakley seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Budget Comparison reports. There were a few questions about some of the entries, expense and/or income, and Mr. Taylor explained each one.

ACC Report – Paul Warren

Seventy-six building permits, including six new homes and two new manufactured homes, were issued in 2022.

Legal Report and Non-Compliance Report – Robert Johs

The Cape's attorney submitted protests to Jackson County Appraisal District in Edna for the Cape's property tax appraisals of all common grounds, etc. and they were reduced some. We paid the property taxes according to the amount our attorney determined. At this time no court date has been set for further reduction.

The Jackson County Appraisal District, in their initial discovery responses, suggested the Cape was not a valid existing property owners' association. In an effort to determine the specific source of their allegation, our office submitted additional discovery upon the appraisal district through a second set of interrogatories. The additional discovery was sent to the District on February 17, 2023. The Appraisal District has until March 20th to respond to the discovery.

Old Business

1. Mowing charges for 2023 year 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.
3. Foreclosed lots owned by Cape have been sold.

New Business

1. The boat ramp pier is damaged and either will need to be removed or replaced. Over twenty at the meeting voted to replace the pier. The estimated cost is \$43,700 to replace the pier if maintenance removes the old pier. The money will be taken from the designated account for piers and bulkheads and will need to be paid back in two years.
2. Asphalt, costing \$15,000, has been received for the shoulders of the roads. This year Curlew, from Buckskin to Carancahua, and Flintrock, from Buckskin to Bayshore, will be repaired with chip seal.

Capers Report – Michele Haile

The next event will be the Easter Egg Hunt April 8, starting at 10:00 a.m. The Capers need donations of candy to fill the 1,500 plastic eggs for the hunt. The Bake Sale will be May 27 at 10:00 a.m. The Capers would like a donation for anyone wanting a telephone directory. Mrs. Weakley asked if the board will make a donation toward the cost of the directories.

Celebrations and Concerns - Dolores Brooks

There were thirty-five property owners at the potluck the night before and everyone had a good time. Larry Rausch mentioned the first Friday of the month meets at the Pavilion if the weather is nice, otherwise at the Community Center. The “Little Library” is at 1744 W. Bayshore.

Fire Department Report – Craig Brooks

The Fire Department had 147 callouts in 2022. Most calls were medical and/or motor vehicles. An addition will be built on the Fire Department this year. The Fire Department would like to get another EMT and volunteers. Training will be paid for by the Fire Department. Everyone needs to have a 911 address on their property that can be easily read from the road. Everyone needs to have a neighbor or someone that they check with or checks on them periodically.

Next Property Owners' meeting: Next Quarterly Property Owners' meeting May 14, 2023, 2:00 p.m. at the Community Center. Potluck May 13, 2023, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:28 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Robert Johs
Approved

May 21, 2023