

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 17, 2023  
Minutes**

Vice President Robert Johs called the meeting to order at 6:00 p.m. Board members Paul Warren, Larry Schroeder and Charles Taylor were present. There were no property owners in attendance.

**Approve Minutes** - Mr. Schroeder moved to accept the minutes of the April 19, 2023; Board Meeting as written. Mr. Warren seconded the motion, and the motion passed unanimously.

**Financial Report – Charles Taylor**

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and April Check Register. There was a brief discussion regarding the money moved into checking from the Pier Reserve account for the planned pier construction at the Boat Ramp and an update given on the new insurance policies.

**Permits and Compliance Report – Paul Warren**

There were nine permits issued during April including one new home and the permit for the Dollar General Store. There has been a delay in the cleanup by a property owner due to the recent heavy rainfall.

**Maintenance Report for April 2023 – Larry Schroeder**

1. Performed routine maintenance to all equipment.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Routine cleaning of Brush Pit.
4. Weeded around the culverts and signs.
5. Placed asphalt on sides of roads.
6. Removed pier a Boat Ramp.
7. Sprayed sides of roads and around fences with weed killer.
8. Worked on Construction Gate Panel.

The Construction Gate was repaired after a recent storm.

No questions were asked about the report.

**Legal Report – Robert Johs**

The Cape's attorney submitted protest to Jackson County Appraisal District in Edna for the Cape's property tax appraisals for all common grounds, etc. and they were reduced but we are awaiting a court date to see if our protest will result in a further reduction.

**Old Business**

Mr. Schroeder gave an update on the new pier at the Boat Ramp. The contractor is awaiting a new barge and construction should begin toward the end of June.

**New Business**

Mr. Taylor made a motion to adopt the Payment Plan Policy and file it with Jackson County. It was seconded by Mr. Warren and passed unanimously.

Mr. Schroeder reported on a call he made to G & W Survey regarding the cost to survey the Cape's drainage system. He was given a rough estimate between \$20,000-30,000.

Mr. Johs brought up the number of meetings the Board has and the possibility of deleting the meeting on Wednesday nights on months we have Quarterly or Annual Meetings. The matter was tabled until all Board members were present.

**Property Owners Registered to Speak** –There were no property owners registered.

**Schedule future meetings**

There will be a Quarterly Property Owners' Meeting on Sunday May 14, 2023, at 2:00 in the Community Center. The Potluck will be Saturday, May 13, 2023, at 5:00 p.m. in the Community Center. The next regular Board of Directors Meeting will be June 21, 2023, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Bettie Sanders, Scribe

/s/ Robert Johs

June 21, 2023