

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 21, 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 three property owners in attendance.

Approve Minutes - Mr. Warren moved to accept the minutes of the May 17, 2023; Board Meeting as written. Mr. Schroeder 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 May Check Register. There were no questions.

Permits and Compliance Report – Paul Warren

There were four permits issued during May.

Maintenance Report for May 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. Placed asphalt on sides of roads.
5. Trimmed trees.
6. Sprayed weed killer on sides of roads, culverts, and street signs.
7. Replaced damaged gate fence at Pool 1.
8. Weed eat culverts, guard rails and street signs.
9. Removed boards, limbs, tree trunk and debris from property.

No questions were asked about the report.

Legal Report – Robert Johs

Mr. Johs gave a summary of the outcome of the Property Tax Protest which resulted in a significant decrease in property taxes.

Old Business

The Policy changes have been filed with Jackson County.

New Business

After some discussion it was decided to table updating the Employees Manual until a later date.

Mr. Schroeder made a motion that we add a Rule 10 to the Swimming Pool Rules to state No swimming when pool is being cleaned. Mr. Taylor seconded the motion. The motion passed unanimously.

Property Owners Registered to Speak

Rae Jean Amy requested on behalf of the Pickleball Club permission to paint the lines on the Pickleball Court because the tape was coming off. The Board approved the request.

Michelle Haile asked for the Board's approval for the Capers to have an outside vendor bring their concession trailer to the Independence Day Celebration. The Board approved the request.

The Board went into Executive Session at 7:20 p.m.

Executive Session

After discussion Mr. Schroeder made a motion to suspend a Property Owner's pool privileges for the remainder of 2023 and to fine them \$100.00 for violating the Pool Policies. Mr. Warren seconded the motion. The motion passed unanimously.

Schedule future meetings

The next regular Board of Directors Meeting will be July 19, 2023, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Bettie Sanders

Scribe

/s/ Pam Stewart

July 19, 2023