

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS Working MEETING  
June 8, 2023  
Minutes**

Vice-President Robert Johs called the meeting to order at 1:00 p.m. Board members present: Larry Schroeder, Charles Taylor, and Paul Warren. Three property owners present.

Approval of Minutes

Mr. Schroeder made a motion and Mr. Warren seconded to accept the minutes from May 11, 2023. Motion carried unanimously.

Approval of Financial Reports – Charles Taylor

The cost of contract mowing by Robert Boone for the first quarter was \$3,700. Considered mowing in the future if Mr. Boone does not renew his contract with the Cape:

1. Approach Mr. Boone to possibly purchase his equipment.
2. Utilize our the Kubota we have and purchase an 8' or 10' shredder.
3. Mow everything with our mower or purchase another 72" mower.

No action was taken.

Approval of Maintenance Reports

855 Bayview - Lots 544, 545, 643, 644 – Elaine Pounder. Steele Services damaged road. The board agreed to contact Ms. Pounder to set up a date to meet and discuss who and how the road will be repaired.

1130 W. Bayshore – Lots 849 – Richardsons. Rohe Builders put ruts in Lots 847 & 848 and in the ditch.

The board agreed to charge Rohe Builders \$300.00 for repairing the ditches that were damaged.

Approval of Permits and Compliance

1. 533 W. Bayshore, Lots 1356, 1366, 1367 - deck and storage building, approved
2. 495 W. Bayshore, Lots 1354, 1355, 1368, 1369 – storage building, approved
3. 1179 W. Bayshore, Lots 416, 541 – Gazebo, approved
4. 722 W. Bayshore, Lots 881, ½ 882 - deck, approved
5. 2282 W. Bayshore, Lots 23-25 – outdoor kitchen, approved
6. 301 Starling, Lot 1502, 1503 – storage building, approved

Update on property owner's violation of Restrictions in accordance with trash, abandoned equipment, abandoned motor vehicles, and various other items in the yard. Cape maintenance department assisted the property owner to complete the cleanup.

Approval of Legal Report – Robert Johs

Update on Jackson Co property taxes.

We received the attorney's invoice for 2023 services to reduce the annual property taxes.

Rental of Community Center - to charge a fee or not to rent the Community Center

Community Center charge for electricity

A motion was made by Mr. Warren to charge a fee of \$250 to rent the Community Center and a \$500 returnable deposit if the center is clean after use. Mr. Taylor seconded the motion and passed unanimously.

Pickle Ball Court

No action was taken.

Update Employee Manual

No action was taken.

Property Owner Comment

The Flores asked that the maintenance department when mowing not blow grass clippings against their fence.

Next Working Board Meeting will be July 13, 2023.

Mr. Schroeder made a motion and Mr. Taylor seconded to adjourn at 3:00 p.m.

Respectfully submitted,

Larry Schroeder, Scribe