

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
July 13, 2023
Minutes**

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

Approval of Minutes

Mr. Johs made a motion and Mr. Taylor seconded to accept the minutes from June 8, 2023. Motion carried unanimously.

Financial Reports – Charles Taylor

Maintenance Reports

Mr. Schroeder reported on recent Front Gate incidents and damage. Responsible parties have been billed for the damage. He also reported that both damaged pool steps have been repaired. He also gave an update on new employees.

After a discussion about issues with the Brush Pit and possibly charging commercial tree companies a fee to use the pit, it was decided to table the matter until a future date.

Approval of Permits and Compliance

1. 422 Buckskin - deck and railing repair approved.
2. 1661 W. Bayshore – metal 20 x 25 building approved.

Letters will be written to the property owner using Cape rocks and road material in landscaping and another to the property owner disputing a bill for permit fee.

Legal Report – Robert Johs

After a discussion of the recent 2023 Texas Legislative Session update from the attorney Mr. Johs made a motion to have the attorney revise our policies regarding these items. Mr. Warren seconded the motion. The motion carried unanimously.

Mr. Johs gave an update on the Property Tax Lawsuit: We are waiting for a refund for overpayment of County taxes based on the result of the lawsuit. After a meeting with Mr. Johs and Mr. Taylor and G & W Engineering it was determined that they will not have to do a new survey before updating our current Cape map to clarify incorrect information on the map.

Mr. Johs reported that we have received several refunds from insurance policies that we cancelled when we changed insurance carriers. The original quote we received for liability insurance has increased but the new policies are still saving the Cape a substantial amount.

Next Working Board Meeting will be August 10, 2023.

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

Respectfully submitted,

Larry Schroeder, Scribe

/s/ Pam Stewart

Approved

August 10, 2023