

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2023
Minutes**

President Pam Stewart called the meeting to order at 6:04 p.m. Board members Charles Taylor, Paul Warren, and Robert Johs were present. There were two property owners in attendance.

Approve Minutes - Mr. Johs moved to accept the minutes of the March 9, 2023; Board Meeting as written. Mr. Taylor 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 March Check Register.

Permits and Compliance Report – Paul Warren

There were six permits issued during March. Mr. Warren mentioned that he would like to see before and after pictures be taken to file with non-compliance letters.

Maintenance Report for March 2023 – Robert Johs

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. Routine cleaning of entrance and exit gates.
5. Placed asphalt on sides of roads.
6. Repaired speed bumps.
7. Installed security lights at Community Center.
8. Sprayed sides of roads and around fences.
9. Trimmed around culverts and signs.
10. Removed damaged picnic tables from Pavilion.
11. Repaired tarps on fence at Brush Pit.
12. Repaired herbicide sprayer.
13. Calibrated mosquito sprayer.

Maintenance has hired a new full-time employee. Plans are underway to repair the gate/fence on Pool 1.

No questions were asked about the report.

Legal Report – Robert Johs

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. We have not heard anything further from the attorney on the protest or court date at this time.

There was a discussion regarding the threat of a lawsuit involving a property owner who is in violation of Restrictions and the status of their efforts to clean up their property. They were given 30 days to remedy the violations (until April 17, 2023). On April 18 some of the board members will do a walk around to determine if the property has been satisfactorily cleaned up. Another letter with detailed instructions for

cleanup will be written if further action is necessary. The Cape under the current by-laws and policies cannot demand that they remove vehicles, their fence, or paint their house.

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Old Business

There was no old business.

New Business

The Board accepted D-Ray Acuna's bid of \$41,241.00 to replace the Boat Ramp Pier. Funds from the Reserve Account for the Pier have been moved into the checking account to pay for the replacement. D-Ray has been paid \$20,000 and is scheduling the replacement.

The Post Office has requested more kiosks be added since they say the boxes are all being used, and they want more kiosks for larger packages. After some investigation it has been determined that there are approximately 40 mailboxes not being used according to the Cape's records. There are no plans at this time to add any kiosks.

After some discussion of rental fees for the Community Center it was tabled until we get a response from Direct Energy regarding the large amount of fees being added to the Community Center's meter since the beginning of the year and until all board members are present to vote on the matter.

Rae Jean Amy spoke to the Board at their Working Meeting on April 13 regarding the possibility of using the Tennis Courts for Pickle Ball also. There are twenty-one Property Owners interested and signed up to play when the courts are ready. The Pickle Ball Court will be marked with tape temporarily and will later be marked with paint donated by a property owner if there is enough interest in and use of the court.

Ms. Stewart reminded everyone that there will be a "Stop the Bleed" training on May 6, 2023, at 10:00 a.m. in the Community Center.

The Board has approved the Capers' request to use the Community Center instead of the Pavilion this year for the 4th of July Picnic.

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 May 17, 2023, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Bettie Sanders, Scribe

//Charles Taylor
5/17/23