

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS Working MEETING  
January 11, 2024  
Minutes**

Pam Stewart, President, (via teleconference) called the meeting to order at 1:02 p.m. Board members present: Robert Johs, Larry Schroeder, Charles Taylor and Paul Warren No property owners were present.

Approval of Minutes

Mr. Johs made a motion to approve the December 14, 2023, meeting minutes and Mr. Taylor seconded. Motion carried unanimously.

Approval of Permits and Compliance

Permits

1. 195 Bayview, Lot 974, IDP Homes – Approved permit for new home..
2. 656 Stovall, Lot 796, Joaq Homes – Approved permit for new home.
3. 163 Bayview, Lot 971, Kenneth Kaspar – Approved permit for free standing carport.
4. 45 Starling, Lot 191, David Rivera – Approved permit for new roof.
5. 349 Stovall, Lots 722 & 723, Wayne Randall - Approved permit for fence.
6. 1930 W. Bayshore, Lot 350, Sam & Kim McCuistion – Approved permit for replacing siding.
7. 1305 W. Bayshore, Lots 426, 553, 554, Rob & Tiffany Workman – Approved permit for deck and stairs

New Business

Mr. Johs reported that bids have been sent out for the 2024 roadwork and we are waiting for the submittals.

Following a discussion on adding items to the Fee Schedule. The changes were to add the words per day to the Community Center Rental Fee. Late Fees of \$20.00 a month will also be added as well as providing a Resale Certificate Fee of \$75.00. The Board also discussed clarifying the wording in the Lot Grouping Policy by adding the word and before assessments and removing the word voting. Mr. Schroeder made a motion to accept the changes to the fee schedule and the Lot Grouping Policy.. Mr. Taylor seconded the motion. Motion carried.

The Board also discussed the air conditioning in the restrooms at the Community Center, drainage issues at the Cape and winterizing all pipes at the Cape.

The Next Working Board Meeting will be February 8, 2024

The meeting was adjourned at 2:02.

Respectfully submitted,  
Larry Schroeder, Scribe