

**Quarterly Meeting Minutes of the Property Owners  
July, August, and September  
Cape Carancahua Property Owners' Association  
November 12, 2023**

President Pam Stewart called the meeting to order at 2:00 p.m. Other board members present were Robert Johs, Larry Schroeder, Paul Warren, and Charles Taylor. Seventeen property owners signed the sign-in sheet. Ms. Stewart welcomed all and led the Pledge of Allegiance.

**Approval of the Minutes**

Tom Tucker moved that the minutes of the Quarterly Property Owners' Meeting on August 13, 2023, be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Charles Taylor**

Mr. Taylor invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. Question from property owner about Gate Expense being more than budgeted for. Mr. Taylor responded; the expense was from having to replace the gate mechanism at the Construction Gate (Back Gate) due to damage from lightning striking.

**Maintenance Report – Larry Schroeder**

Mr. Schroeder invited everyone to look over the Quarterly Maintenance Report. Question from property why the lights continue to burn at the pools. Mr. Schroeder responded: for security and safety reasons, they are LED's and do not require much electricity. Question about the curb by the office on Carancahua if something could be done about it because it sticks out and is rough. Mr. Schroeder responded; there is not really anything that can be done to change it or its location.

Next year Curlew and Flintrock will be paved, Carancahua will be repaired. These will be done at the same time, which will save money because the charge for bringing the equipment will be a one-time charge. Will be cheaper to maintain the roads once they are all paved.

**ACC and Noncompliance Report – Paul Warren**

Fifteen building permits were issued during the third quarter of 2023 including two new homes. Please get a permit before starting a project. There is a septic system out of compliance, the county is researching.

We are a dark sky community, make sure your outside lights are in compliance, not shining on neighbor's property. Have a shield on the light if necessary.

Non-compliance fees continue to be assessed when necessary. If you see something you are not sure if it follows policy, please report in writing so we can check on it.

Question by property owner about restrictions about solar panels on houses in the Cape. Mr. Warren responded; we do not have a policy.

**Legal Report – Robert Johs**

At the 2023 Legislative session in Austin one of the bills passed pertaining to POA's was Residential POAs are now obligated to adopt a Fine and Enforcement Policy. This policy must include specific

provisions that outline the types of restrictive covenants for which fines can be imposed with a schedule of fines for each violation category. The attorney is working on a fine schedule according to the Cape's policies and restrictions.

### **Old Business**

Discuss raising the Annual Maintenance Fee. The board has taken steps to cut expenses so we will not have to entertain an increase at this time. We will, however, need to address this next year with the possibility of needing to increase the Annual Fee.

### **New Business**

Charging a rental fee to use the Community Center, \$250 per day, \$500 refundable deposit.

Please pick up your mail/packages every day so the mailman will have room for more.

Architectural Control Committee needs volunteers for the committee, meet the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month.

Suggestion by Mario Scorza and Darleen Dolan, be able to lower the lights or only turn on a portion of the lights at the Community Center. The vents in restrooms in the Community Center do not have air flow, needs correcting.

### **Capers Report –**

The Bake Sales were a success, had National Night Out, poor turn out for flu shots. Decorating Community Center for Christmas, November 27<sup>th</sup>, Christmas Party, December 2<sup>nd</sup>, New Year's Party, December 31. Accepting suggestions for parties, etc. the kids in the Cape. Caper meetings are the 2<sup>nd</sup> Tuesday of every month.

### **Fire Department Report – Dolores Brooks**

New addition on the fire station hoping to be completed in the next two weeks, will have an Open House sometime at the beginning of next year. We need volunteers.

### **Celebrations and Concerns – Robert Johs**

Michael Galloway and Raymond McIntyre passed away.

Mr. Johs read a Thank You card for Craig and Dolores Brooks to accept sent to the Carancahua Volunteer Fire Department and EMTs in reference to a response by them to Larry Dillard's in Dietschburg.

**Next Property Owners' meeting –** The Quarterly Property Owners' Meeting will be 2:00 p.m. February 11, 2024, at the Community Center. Potluck will be 5:00 p.m. February 10, at the Community Center.

The meeting was adjourned at 3:45 p.m.

Respectfully submitted,  
Pam Schuhsler

/s/ Robert Johs  
Approved

February 11, 2024