

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 21, 2024
Minutes**

President Pam Stewart called the meeting to order at 6:01 p.m. via Face Time. Board members Robert Johs, Larry Schroeder, Charles Taylor and Paul Warren were present. There were no property owners in attendance.

Approve Minutes – Mr. Johs moved to accept the minutes of the December 20, 2023 Board Meeting. Mr. Schroeder seconded the motion. There was no January 2024 meeting due to inclement weather. 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 December Check Register. There were no questions. Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and January Check Register. There were no questions.

Permits and Compliance Report

There were eleven permits issued during January including six new homes. Properties in violation of CCPOA Deed Restrictions, Policies, and Regulations continue to be assessed fines when necessary.

Maintenance Report for November 2023 – Larry Schroeder

1. Performed routine maintenance.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Routine cleaning of Restrooms at Park 1, Swimming Pools, Community Center, Pavilion etc.
4. Routine changing Construction Gate Code.
5. Routine cleaning of Brush Pit.
6. Rewired light switch to Pump Room at Pool 1.
7. Added culvert to widen Park 1 drive.
8. Routine weed eating around signs, culverts, entrance gate, exit gate, guardrails, etc.
9. Filled cracks in asphalt roads.
10. Sprayed herbicide on sides of roads.
11. Winterized pipes and faucets at Park 1, Community Center, Pavilion, Pools, Maintenance Shop, Office.
12. Replaced a light at Community Center.
13. Cleaned up trash around roads/ditches.
14. Swept and mopped Community Center.
15. Removed tarp from fence at Brush Pit.
16. Changed plugs and wires on truck.
17. Removed debris from culverts.
18. Reolled roads after rain.
19. Repaired emergency phone at Pool 1.
20. Placed gravel in holes by mailboxes.

Legal Report – Robert Johs

Foreclosure proceedings were completed with auction. Because no one bid, the Cape now has 2 lots, 1035 and 1321 for sale.

The Cape's Management Certificate has been filed with Jackson County and is listed on the TREC Government site (for realtors).

Old Business

July 5th was added to the Cape's employees holiday calendar.

New Business

Mr. Johs made a motion to partner with Jackson County on an application for a grant to correct storm drainage in the Cape. Eric Scheibe, President of Scheibe Consulting out of Austin will do the Engineering study and Mr. Taylor will work with Michelle Williams to develop the partnership with the County. Mr. Schroeder seconded the motion. The motion carried.

Property Owners Registered to Speak - None

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Celebrations and Concerns

David Fuqua passed away.

Schedule future meetings

The Annual Property Owners' Meeting will be held March 10, 2024 at 2:00 p.m. and the Potluck will be March 9, 2024 at 5:00 p.m. Both will be held at the Community Center.

The next regular Board of Directors Meeting will be March 20, 2024, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Bettie Sanders
Scribe

/s/ Robert Johs

Approved

May 9, 2024