

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

President Robert Johs called the meeting to order at 1:00 p.m. Board members, Larry Schroeder, Charles Taylor and Pam Stewart (via Facetime) were present. There were four guests in attendance.

Approve Minutes – Approval of the February 21st Board Meeting and the March 14th Board Working Meeting was tabled until the next meeting due to copies not being available at the meeting.

There was a discussion with representatives of Zion Homes about recent incidents of concrete trucks entering through the front gate and trucks randomly driving around on roads not on the truck route. They will coordinate with the front office when they have heavy trucks coming in and also will furnish the office with the revised plans for the foundations on the homes.

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. There was a discussion about renewing the CD's held at Cal Com. The Board decided to renew them with Cal Com.

Permits and Compliance Report

Four building permits were issued in March 2024.

New Permits issued in April 2024:

Lot 472 – 1887 W. Bayshore – Permit approved for concrete driveway.

Lot 1106 – 434 Buckskin – Permit approved for a culvert.

Lot 22 – 2220 W. Bayshore – Permit approved to extend existing culvert.

Lots 576 & 577 – 1253 Bayview – Permit approved for 30 x 30 garage/shop.

Maintenance Report for March 2024 – Larry Schroeder

1. Performed routine maintenance.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Routine spraying sides of roads, signs and culverts.
4. Routine cleaning of Brush Pit.
5. Filled cracks on asphalt roads.
6. Repaired sides of asphalt roads.
7. Filled potholes with gravel.
8. Cleaned and weedeated all culverts.
9. Repaired water line at Pool 2.
10. Cleaned Pools 1 and 2.
11. Replaced plumbing in pump room at Pool 1 and 2.
12. Replaced faulty motors and Pool 1 and 2.

Legal Report – Robert Johs

Foreclosure proceedings were completed with an auction. Because no one bid, the Cape now has 2 lots, 1035 and 1321 for sale. After a discussion, a motion was made by Mr. Taylor that the minimum acceptable bid for the lots would be at least 75 percent of the assessed value. Ms. Stewart seconded the motion. The motion carried.

There was discussion about denying permit applications to build homes on single lots. This is not permissible because it conflicts with the Cape's RCC's Sec. 1.01.

Old Business

Following a discussion regarding a property owner requesting a special flag called the American Peace Flag be flown on the Cape's flag poles Ms. Stewart made a motion to deny the request. Mr. Taylor seconded the motion. The office staff will inform the property owner in a letter.

The Capers will place a box in the office for a one-day food collection. The Capers are in the process of constructing a memorial for Mertle Halling in the flag park. They will pay for it and do the work.

After a brief discussion the subject of a Cook-Off was tabled.

There was a discussion regarding the County providing a dumpster and charging the Cape \$60.00 per ton for the garbage. Michelle Williams has informed the Board that there is a day in October that the per ton charge is free. We will attempt to coordinate with the County Commissioner to arrange that the dumpster coincides with the Free Day.

The days and times for pools to be closed for cleaning was tabled.

The replacement plants for the front gate have been purchased and installed.

New Business

The Board accepted the resignation of one of the maintenance staff.

There was a discussion regarding the progress of the 2024 Road Construction. The construction company will be using a different oil followed immediately by the rock to avoid road closures of 7 days using the original planned oil. There will be no additional cost for this. Mr. Johs made a motion to extend the width of the new roads by 2 feet making Carancahua 22 feet wide and Flintrock and Curlew 18 feet wide for an additional cost of \$11,000. Mr. Schroeder seconded the motion. The motion carried.

Property Owners Registered to Speak - None

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Schedule future meetings

The Next Board of Directors Meeting will be held May 9, 2024, at 1:00 p.m. at the Community Center. The Quarterly Property Owners' Meeting is scheduled for 2:00 p.m., May 19, 2024, at the Community Center with the Potluck on Saturday, May 18, 2024 at 5:00 p.m. in the Community Center.

The meeting was adjourned at 2:45 p.m.

Respectfully submitted,
Larry Schroeder
Scribe

/s/ Robert Johs

Approved

May 9, 2024