

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
March 14, 2024
Minutes**

Pam Stewart, President, (via teleconference) called the meeting to order at 1:00 p.m. Board members present: Robert Johs, Larry Schroeder, Charles Taylor, and Paul Warren. Four property owners were present.

Approval of Minutes

Mr. Warren made a motion to approve February 8, 2024, meeting minutes and Mr. Johs seconded. Motion passed unanimously.

Approval of Permits and Compliance

Permits:

1. 520 Buckskin, Lot 1101 – Approved permit for culvert and driveway with #2 end caps and 18” culvert.
2. 2198 W. Bayshore, Lots 20 and 21 – Approved permit for garage and concrete driveway with 15” culvert.

New Business

Gary Stanford presented information on a flag called the American Peace Flag and proposed putting up a new flagpole for it. The matter was tabled for further review.

Michele Haile, president of the Capers, wanted the Board's approval to put Food Donation boxes at the Mailboxes around Mothers' Day for one day. After some discussion, Mr. Warren made a motion that the Food Donation Box would be placed in the office for one day. Mr. Johs seconded the motion. The passed unanimously.

Michele Haile asked the Board for permission to put a limestone border around the century plants and place a memorial rock for Mert Halling. They would pay for everything. The Board tabled until the executive session.

Michele Haile discussed the Capers plans to hold a chili cookoff around June 1, 2024. Only Cape property owners would be allowed to participate. She will present more information next month.

Michelle Williams has gotten approval for Jackson County to donate a dumpster at an undetermined date. The Capers and Michelle Williams will coordinate this.

The Board asked Craig Brooks permission to use the fire gate for access and departure of the concrete trucks during the construction of Zion's 10 homes. He agreed but Zion will be responsible for any road damage.

After a discussion Mr. Johs made a motion that the pools will be closed on Monday and Thursday until 10:00 a.m. for cleaning. After a trial period this will be reviewed. Mr. Schroeder seconded the motion. The motion passed unanimously.

The Board discussed sending a thank you card to Beth Gildea for her help getting the maintenance department trained for the pool maintenance and pool equipment updated.

After a discussion, a budget of \$200.00 was set for replacing the plants that were lost in the freeze at the front entrance.

The Drainage Grant update was tabled until a future date.

The board went into Executive Session at 2:00 p.m. and returned at 2:15 p.m. They approved a raise for one employee and the termination of another employee. The rock memorial for Mert Halling by the Capers was approved.

The 2024 Budget according to maintenance, the swimming pools, and mowing was discussed.

After a discussion of the almost non-existent property owners attendance at the monthly Wednesday night meetings, Mr. Taylor made a motion to stop having monthly night meetings and conduct all Board business at the monthly Board Meeting on the second Thursday of every month. Mr. Johs seconded the motion. The motion passed unanimously.

Election of Board Officers:

Officers were elected according to the following. Mr. Schroeder made a motion to nominate Mr. Johs for President. Mr. Taylor seconded the motion and motion passed unanimously.

Robert Johs – President and Legal

Charles Taylor – Treasurer

Paul Warren – Vice President of Compliance

Larry Schroeder – Vice President of Maintenance

Pam Stewart – Vice President

The next Board Meeting is scheduled for 1:00 p.m. April 11, 2024 at the Community Center.

Mr. Warren made a motion to adjourn. Mr. Johs seconded. The meeting was adjourned at 3:00 p.m..

Respectfully submitted,
Larry Schroeder, Scribe

/s/ Robert Johs

Approved

May 9, 2024