

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 9, 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 no property owners in attendance.

Approve Minutes – Mr. Taylor made a motion to accept the minutes of the February 21, 2024, February 14, 2024 and April 11, 2024 Board Working Meetings. Mr. Schroeder seconded the motion. The motion passed.

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 were no questions.

Permits and Compliance Report

Nine building permits were issued in March 2024.

New Permits issued in April 2024:

Lot 352 – 1902 W. Bayshore – Permit extension.

Maintenance Report for April 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 with rubber.
6. Placed asphalt on sides of roads and in holes.
7. Cleaned Pools 1 and 2.
8. Replaced pump at Pool 2.
9. Repaired hole in culver on Bayview and at the Point.
10. Assisted roadcrew on construction of roads.
11. Replaced camera at Pool 2.
12. Replaced leaking water line in Pump Room at Pool 2.
13. Repaired and/or removed broken street signs.
14. Spread gravel at Community Center parking lot.

Legal Report – Robert Johs

Foreclosure proceedings have begun on two properties.

Old Business

The Estimate for Roadwork for 2025 which would include chip sealing Bayshore was discussed. There was a discussion of the ongoing construction by Zion Construction and the effect all the concrete trucks were having on the roads.

New Business.

After a discussion about the cost of planting shrubbery on the East side of the Brush Pit, it was tabled.

After a discussion of a request from a property owner for free use of the Community Center by them and their friends Mr. Taylor made a motion to deny the request and Ms. Stewart seconded the motion. The motion passed.

Property Owners Registered to Speak - None

Schedule future meetings

The Next Board of Directors Meeting will be held June 13, 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 2:10 p.m.

Respectfully submitted,
Larry Schroeder
Scribe

/s/ Robert Johs

Approved

May 13, 2024