

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 13, 2024  
Minutes**

President Robert Johs called the meeting to order at 1:05 p.m. Board members, Larry Schroeder, Charles Taylor and Pam Stewart (via Facetime) were present. There were three property owners in attendance.

**Approve Minutes** – Ms. Stewart made a motion to accept the minutes of the May 9, 2024, Board Working Meeting. Mr. Taylor 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**

There was a discussion regarding the new home being built by UHB on W. Bayshore. Their stairwell is encroaching on the front 20' easement. ACC contacted them and suggested that they put a wing on their stairs not as drawn on their plans, so they do not encroach on the easement.

There was a discussion regarding a homeowners' request for a variance on a fence around a planned pool. The matter was tabled for more discussion and input from the attorney.

New Permits issued in June 2024:

Lot 1163, 1175, 1176 – 598 Arrowhead – New Roof.

Lot 680 – 638 Swallow – New Home.

Lot 1099 – 544 Buckskin – New Home.

Lot 1077 – 423 Calumet – New Home.

Lot 583 – 1339 Bayview – New Home.

**Maintenance Report for May 2024 – Larry Schroeder**

1. Performed routine maintenance.
2. Performed routine mowing.
3. Routine spraying/weedeating of sides of roads, around signs and culverts.
4. Routine maintenance of Burn Pit.
5. Routine cleaning of pools.
6. Repaired pump/motor at Pool 2.
7. Placed rubber in cracks on roads.
8. Placed asphalt in holes on roads.
9. Repaired ladders at both pools.
10. Repaired boards on pier.
11. Placed flags along Carancahua and put up new Texas flag.
12. Placed new street signs.
13. Replaced light bulbs at mailboxes.

**Legal Report – Robert Johs**

We have received two offers for the two foreclosed lots of \$7,000/each. Ms. Stewart made a motion that we accept the \$7,000/per lot offer for the two lots on Concho and Calumet. Mr. Schroeder seconded the motion. The motion carried.

**Old Business**

**New Business.**

After a discussion about the cost of planting shrubbery on the East side of the Brush Pit, the Board decided not to do it at this time.

Hurricane preparation has been reviewed and if there is a hurricane warning issued the office will send out an email.

There was a discussion about negotiating a flat rate fee for putting liens on property with the attorney.

There was a discussion regarding the 4<sup>th</sup> of July Celebration. The CCPOA will share the expense of the 20 x 20 tent with the Capers. The cost for each organization will be \$257.00.

Extra security patrols will be hired for July 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup>.

**Property Owners Registered to Speak - None**

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**Schedule future meetings**

The Next Board of Directors Meeting will be held July 11, 2024, at 1:00 p.m.at the Community Center.

The meeting was adjourned at 2:10 p.m.

Respectfully submitted,  
Larry Schroeder  
Scribe

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Approved

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Date