

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 18, 2024
Minutes**

President Robert Johs called the meeting to order at 1:06 p.m. Board members, Larry Schroeder, Charles Taylor and Pam Stewart (via Facetime) were present. There were four property owners in attendance.

Approve Minutes – Mr. Taylor made a motion to accept the minutes of the June 13, 2024, Board Meeting. Ms. Stewart seconded 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 March Check Register. There were no questions.

Permits and Compliance Report

New Permits issued in July 2024:

Lots 392 and 393 – 1440 W. Bayshore – Remodeling – Approved pending receipt of new OSSF from Co.

Lots 529 and 530 – 834 Bayview – Deck – storm damage – Approved.

Lots 1394-1396 – 15 Calumet – New Roof – storm damage – Approved.

Maintenance Report for June 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 sink in Park 1 restroom.
7. Removed high water debris.
8. Placed asphalt in holes on Bayview.
9. Repaired light at Pool 1.
10. Repaired pier at the Boat Ramp.
11. Repaired lights.
12. Repaired bulkhead.

Legal Report – Robert Johs

We have negotiated a fixed fee with the attorney of \$350.00 for liens on delinquent properties.

Old Business

Negotiated with the attorney for a flat rate for liens on delinquent properties.

Agreed on a minimum on the two foreclosed properties owned by the Cape.

New Business.

After a discussion about SEED Homes, it was determined they would not be approved because they are metal clad which is against the CCPOA Restrictions, Conditions, and Covenants.

After a discussion of problems regarding lots with homes being mowed a minimum of once a month, it was decided that lots with houses should at times be mowed twice a month. Mr. Taylor will write a policy to include a twice a month mowing of lots with houses when needed.

After a discussion regarding a group of property owners requesting to use the Community Center for an open to all property owners Car Show on August 24, 2024, for no charge, it was approved. Ms. Stewart made a motion to allow the group use of the Community Center for the Car Show with the stipulation that all property owners be notified of the event. Mr. Taylor seconded the motion, passed with one dissenting motion vote from Mr. Warren.

Property Owners Concerns

Concern was voiced that a property owner was using their property for a lawnmower business. Mr. Warren will investigate.

Concern was voiced about inappropriate and offensive swimming pool attire and music at the pool.

Concern was voiced about a washout of the bulkhead at 132 W. Bayshore. Maintenance will mark it off with tape.

.

Schedule future meetings

The Next Board of Directors Meeting will be held August 6, 2024, at 1:00 p.m. at the Community Center.

The meeting was adjourned at 2:25 p.m.

Respectfully submitted,
Larry Schroeder
Scribe

/s/ Robert Johs

Approved

August 8, 2024

Date