

**Quarterly Meeting Minutes of the Property Owners
July, August, and September
Cape Carancahua Property Owners' Association
November 10, 2024**

President Robert Johs called the meeting to order at 2:02 p.m. Other board members present were Larry Schroeder, Phil Rossi, and Paul Warren. Twenty-nine property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

Approval of the Minutes

Dolores Brooks moved that the minutes of the Quarterly Property Owners' Meeting on August 11, 2024, be approved as written. Sandra Heimbach seconded the motion, which passed with no dissenting votes.

Treasurer's Report

Pam Schuhsler in Charles Taylor's absence invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. Questions were asked pertaining to the negative amount on Accounts Receivable and Road Construction as an asset. These issues are being resolved in collaboration with the Cape's CPA.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the Quarterly Maintenance Report. No questions were asked pertaining to the report. Questions were asked about cleaning up the Brush Pit which Mr. Schroeder answered that the pit will be cleaned this week, the scrap metal will be hauled to Bay City.

ACC and Noncompliance Report – Paul Warren

Thirty building permits were issued during the third quarter of 2024. Mr. Warren thanked the ACC for their work in processing all the building permits and reminded all that the Cape is a dark skies community, be considerate of your neighbors. He also asked all to remove the hurricane protection plywood from their windows.

Legal Report – Phil Rossi

We have prepared an arrears list of property owners that have not made a payment since 2023. We will follow the process of demand of payment letters and if not paid have the attorney send legal letters, etc.

Old Business

A fixed fee of \$350 will be charged by the attorney to apply a lien to a delinquent Cape property.

Some staff changes have occurred in the maintenance department; one resigned, Blair Collins is working part-time.

New Business

The scheduled road work is complete. The next few years will be spent maintaining the paved roads and afterwards paving the remaining roads.

“Zion Homes” work was halted for a short period during the merging of Zion Homes with Iberica Realty. Some roads were damaged from the heavy equipment that was brought in by Zion Homes, therefore the property owners associated with Zion Homes paid for asphalt to repair the damage. However, the damage caused on the road leading to the fire department’s parking lot will be charged/paid accordingly; 25% by the fire department, 25% by the POA, and 50% by the property owners associated with Zion Homes.

Election of 3 of the board of director’s positions will be open in 2025. An email will be sent out in December to announce the openings and directions on how to apply for those positions.

Capers Report – Michele Haile

The Capers have had a few events this past quarter. We had our Labor Day bake sale on Saturday August 31 at the community center. The funds we raised will help support our activities in the Cape.

On Saturday October 26 we hosted our annual Trunk or Treat party at the pavilion. The Capers served corn dogs, chips, juice and water to everyone who attended. We had about 10 residents who decorated their car or cart and handed out candy to about 40 children. The costumes were great! We had pumpkins to decorate and face painting.

We hosted the potluck on Saturday November 9 at the community center; about 35 people attended. We host a potluck the day before each POA quarterly meeting as well as the annual meeting. The next one will be Saturday February 8 at 5 pm.

The holidays will be here before you know it! We will be decorating the community center on Monday December 2 starting at 9 am. Please join us! The annual Christmas party will be on Saturday December 7 at 5 pm. The party is for children and adults. The Capers will provide prime rib, ham, coffee, tea, juice and water. BYOB if you want something else to drink. On Tuesday, December 31 we will host the annual New Year's Eve party beginning at 8 pm. We meet on the second Monday of every month (except August) at 10 am in the community center library

Fire Department Report – Craig Brooks

The Volunteer Fire Department was formed in 1997. It is a 100% volunteer organization. We cover a 180 square mile area of Jackson County, have approximately 12 active members, and operate with 4 trucks.

The Fire Department averages 150 – 160 calls a year; 19% fires, 47% medical, 22% motor vehicle accidents, 12% other. If someone has an emergency, they need to call 911 being sure to give their address mentioning they are in Jackson County.

Property Owner Comments

A property owner asked why the mail delivery was so erratic. The mail is sorted and delivered by Houston postal service. The mail is delivered to the Cape from Palacios post office. If Houston does not deliver on time, Palacios postal service is affected and in turn affects the Cape's delivery time.

The owner of Lot 1023 asked that the tractor and shredder not be driven across his lot.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00 p.m. February 9, 2025, at the Community Center. Potluck will be at 5:00 p.m. February 8, 2025, at the Community Center.

Adjourned – 3:35 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved
February 9, 2025