

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 9, 2025  
Minutes**

President Robert Johs called the meeting to order at 1:03 p.m. Board members Robert Johs, Charles Taylor, Paul Warren, and Phil Rossi were present. There was one property owner in attendance.

**Approve Minutes** – Mr. Taylor made a motion to accept the minutes of the December 12, 2024, Board Meeting. Mr. Rossi seconded the motion, passed unanimously.

**Financial Report**

The Board reviewed the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and December Check Register.

**Permits & Compliance Report – Paul Warren**

There were three permits approved:

Lot 57-59	2714 W. Bayshore	- Storage Building
Lots 807	95 Mollnar	- Roof
Lot 183	149 Carancahua Blvd	- Septic line to RV pad

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

1. Performed routine maintenance.
2. Performed routine mowing.
3. Routine maintenance of Burn Pit.
4. Routine cleaning of pools.
5. Weedeated around culverts, street signs, posts, and fences.
6. Placed asphalt on sides of the roads and in potholes.
7. Placed rubber crack seal on roads.
8. Repair valves at Pool 1 & 2.
9. Replaced batteries in A/C control at the Community Center.
10. Replaced lights at Community Center.
11. Changed out starter on Kawasaki Mule.
12. Placed Pool 1 & 2's furniture under awning.
13. Changed tires on Kawasaki Mule.
14. Screwed down loose boards on the piers.
15. Repaired asphalt on Buckskin.
16. Repaired Construction Gate.

Discussed attaining permission to assist a property owner with clean-up of their lot. Mr. Warren and Mr. Rossi will contact the property owner.

**Legal Report – Phil Rossi**

We will consider sending out a letter to delinquent property owners every quarter.

**Old Business**

1. Sold Lot 836.

2. Approved 2025 Budget.
3. Approved revision of 2025 road contract.
4. Approved 2025 mowing schedule.

## **New Business**

1. Six property owners plus three incumbents are running in 2025 for three BOD positions. Ballots to vote will be mailed out next month.
2. Road maintenance repairs for 2025 will continue as weather permits.
3. Two bids have been received to remodel the office. We are waiting for another bid before making a decision.
4. Work will begin by compiling information to show the need for an increase in the maintenance fee.

## **Schedule future meetings**

Next Board of Directors Meeting 1:00 p.m. February 13, 2025, at the Community Center. The Quarterly Property Owners' Meeting will be Sunday, February 9, 2025, with Potluck Saturday, February 8, 2025.

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,  
Phil Rossi  
Scribe

/s/Robert Johs  
Approved

March 13, 2025