

**Quarterly Meeting Minutes of the Property Owners  
October, November, and December  
Cape Carancahua Property Owners' Association  
February 9, 2025**

President Robert Johs called the meeting to order at 2:00 p.m. Other board members present were Charles Taylor, Larry Schroeder, Phil Rossi, and Paul Warren. Fifty-six property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

**Approval of the Minutes**

Margie Behan moved that the minutes of the Quarterly Property Owners' Meeting on November 10, 2024, be approved as written. Shelley Johs seconded the motion, which passed with no dissenting votes.

**Treasurer's Report - Charles Taylor**

Charles Taylor invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports.

Question was asked about the increase in payroll. Contract mowing and pool maintenance have been discontinued, and the Cape maintenance is now doing the mowing and maintaining the pools. A question was asked about at a previous meeting that money was believed to be missing. The documentation was not completed for foreclosure on a property. It has been completed/corrected.

Question about an increase in equipment and office expenses. A tractor and shredder were obtained due to no longer having a contractor for mowing and the office purchased a new computer and some office furniture.

**Maintenance Report – Larry Schroeder**

Mr. Schroeder invited everyone to look over the Quarterly Maintenance Report. Mr. Schroeder stated that the board will look at contract mowing for previous years to compare with in-house mowing to verify the cost saving or at least no increase. The same will be done for the pool maintenance. Question if there was extra money, would it go to a slush fund.

Mr. Johs commented that the Annual Maintenance Fee had not been increased since 2020. In the last few years the board was able to negotiate the insurance charged to the Cape from \$35,000 to \$16,000 by finding another company, but it has now gone up to \$20,000 due to inflation. The same for the property taxes, they were over \$20,000 and the attorney fought to get them reduced from over \$20,000 to less than \$5,000.

**ACC and Noncompliance Report – Paul Warren**

Fourteen building permits were issued during the fourth quarter of 2024 including one new home. We call or write letters to "encourage" property owners to clean up their property. Zion Homes is in the process of cleaning up the new home properties.

## **Legal Report – Phil Rossi**

Nothing to report.

## **Old Business**

The scheduled road work for 2024 is complete. The next few years will be spent maintaining the paved roads and afterwards paving the remaining roads. We were not happy with the work last year and will not use that company again. This year, 2025, we are scheduled to chip seal W. Bayshore, Swallow and part of Buckskin. More road maintenance will be done next year, then pave Mollnar and Covey the following year.

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.

A question was asked if we are going to allow houses to be built on one lot. There is nothing we can do about it if the house and septic will fit, it meets ACC policy and Jackson County approves it.

A comment was made about the drainage at the Zion houses. Zion has been informed, and they are taking care of the issue.

Election of 3 of the board of director's positions, 1, 2, & 4, are open in 2025. Ballots to be mailed, Monday, February 10.

## **New Business**

The 2025 mowing fee for Section 5 and the Business Park is now \$100.00 monthly per lot, & \$600.00 prepaid per lot. Lots inside the Cape are still \$50.00 monthly per lot, \$300.00 prepaid per lot.

## **Capers Report – Michele Haile**

There were approximately 80 at the Christmas party. We couldn't get prime rib for the party. For the New Year's Eve Party, we had a hard time finding a band, so if someone knows of a band for this year's party let us know. On Easter we will have an egg hunt. Last year we filled 1,200 eggs. We will be taking candy donations this year. Our meetings are on the second Monday of each month at 10:00 a.m.

## **Fire Department Report – Paul Warren**

We have been busy. We've responded to 148 calls. Less than 20% of the calls were for fires. We are always looking for volunteers. Please put your house number where it can be seen from either direction. If you see an emergency vehicle with flashing lights, please pull over to allow us to pass. Be aware of the road construction going towards Port Lavaca, there have been many accidents.

### **Property Owner Comments**

A property owner has an issue with electricity being stolen by sub-contractors working on new houses. Mr. Rossi has spoken to Zion Homes and resolved the issue.

An issue was raised about the sub-contractors working late hours and on weekends. Mr. Johs will take that under consideration.

A question/comment was made asking if there will ever be vacation rentals at the Cape. Mr. Johs answered, "I hope not".

### **Board Candidates Spoke**

Heather Clark-Daniels

Lori Hart

Greg Sowers

Paul Warren

Heath Eckermann

Patti Schwebel

Charles Taylor

Robert Johs

Fred Potter

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

**Adjourned** – 3:46 p.m.

Respectfully submitted,  
Pam Schuhsler

/s/ Robert Johs

Approved

March 9, 2025