

**Annual Meeting Minutes of the Property Owners
January - December 2024
Cape Carancahua Property Owners' Association, Inc.
March 9, 2025**

President Robert Johs called the meeting to order at 2:01 p.m. Board members present: Larry Schroeder, Phil Rossi, Paul Warren, and Charles Taylor. Mr. Johs welcomed the 64 property owners present and led the Pledge of Allegiance.

Mr. Johs thanked Marge Behan, Debra Collins (Chairperson), Bill Dannels, Dan Dittrich, Marissa Tristan, and Cynthia Gonzales for volunteering for the ballot committee.

Approval of the Minutes

Fred Potter moved that the minutes of the February 9, 2025, Quarterly Property Owners' Meeting be approved. Bettie Sanders seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to look at their copy of the 2024 Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Budget Comparison reports. There were no questions.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look at their copy of the 2024 Maintenance Report. He reported that mowing will begin the first week of April. Contractors will begin road maintenance using chip seal soon.

ACC Report – Paul Warren

Eighty-four building permits, including thirteen new homes were issued in 2024. Mr. Warren thanked the Architectural Control Committee for the work they do.

Legal Report and Non-Compliance Report – Robert Johs

The property taxes according to the tax notices, \$3,536.08 were paid. One of the properties was reevaluated by Jackson County and we received a refund of \$235.65.

Old Business

The mowing fee for Section 5 and the Business Park was increased to \$100 if paid monthly per lot or \$600 prepaid per lot for the year.

New Business

After all the votes were counted for the 2025 Board of Directors the following were elected; Paul Warren to continue serving in Position 1, Pattie Schwebel to serve in Position 2, and Robert Johs to continue serving in Position 4.

Capers Report – Michele Haile

The next event will be the Easter Egg Hunt in April. The Capers need donations of candy to fill the eggs for the hunt. Sixteen hundred eggs were stuffed last year. The Capers meet the second Monday of the month.

Fire Department Report – Craig Brooks

The fire department has made 25 calls this year. The fire department relies on money from ES 2, grants, and donations to operate each year. There are twelve active members in the fire department and can always use more.

Property Owners' Comments

Craig Brooks thanked the board for the job they had been doing.

Fred Potter thanked everyone that had voted and appreciated the fair/respectable election.

Charles Taylor was thanked for his many dedicated years of service on the Cape board.

Next Property Owners' meeting: Quarterly Property Owners' meeting May 18, 2025, 2:00 p.m. at the Community Center, Potluck May 17, 2025, 5:30 p.m. at the Community Center.

The meeting was adjourned at 2:55 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Robert Johs
Approved

May 18, 2025