

**Quarterly Meeting Minutes of the Property Owners
January, February, and March
Cape Carancahua Property Owners' Association
May 18, 2025**

President Robert Johs called the meeting to order at 2:00 p.m. Other board members present were Patti Schwebel, Larry Schroeder, and Phil Rossi. Thirty-Three property owners signed the sign-in sheet. Mr. Johs welcomed all, thanked Phred Jahner for making a new base for the gavel, introduced the Board, and led the Pledge of Allegiance.

Approval of the Minutes

Gary Smith moved that the minutes of the Annual Property Owners' Meeting on March 9, 2025, be approved as written. Michele Haile seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Patti Schwebel

Patti Schwebel invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. No questions were asked.

Maintenance Report – Larry Schroeder

Larry Schroeder invited everyone to look over the Annual Maintenance Report. No questions were asked.

John Dobbins was hired to work part-time in the Maintenance Department.

The culvert pipe at W. Bayshore and Carancahua will be extended. Railroad ties will be placed at W. Bayshore and Bayview to help support the road.

JEC wants to run fiber optics in the Cape for internet service. They would need at least 120 to subscribe in order to justify bringing it in.

ACC and Noncompliance Report – Phil Rossi

Twenty-seven permits were issued during the first quarter of 2025.

Legal Report – Phil Rossi

We are looking into changing the voting process, possibly to an online/email method. If so, it would save money.

We have a camera that will be installed at the Construction Gate, and we are considering getting other cameras for the Community Center, etc.

The Cape has Lot 1021 on Calumet for sale. Anyone interested needs to make an offer at the office.

We have not raised the Annual Membership Fee since 2018. We are looking into raising the fee. When we get the information together, there will be a vote.

Old Business

1. 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 elected to serve in Position 2, replacing Charles Taylor, and Robert Johs to continue serving in Position 4.
2. Bettie Sanders “retired” and Christine Veselka was hired to replace her in the office.

New Business

1. Another tractor, one with a backhoe, was purchased for \$20,000, to be used to clean out ditches and whatever else it is needed for. Digging out some of the ditches will help with drainage. The grades have been shot on Stovall but have not been shot in all areas. We are also working on a device to clean out culverts 12" to 30" in diameter. It will all be a slow process.
2. The Front Gate exit has spikes that are missing or not functioning. We found replacements for \$5,100 and are looking for some less expensive replacements. The entrance side needs to have the bearings replaced.

Capers Report – Michele Haile

There were approximately 65 children at the Easter Egg hunt on April 19th to hunt for 1,200 filled eggs. The Fire Department donated prizes for the winner closest to guessing the jellybean count. There is a potluck the Saturday before a Quarterly or Annual Property Owners Meeting. There will be a Bake Sale the Saturday before Memorial Day. The "big" event will be July 5th for the July 4th celebration. There will a parade and afterwards hot dogs, etc. at the Community Center. Any help would be appreciated. The Capers paid for new lighting, plants and mulch at the Front Entrance.

Fire Department Report – Michele Haile

We have had a slow beginning, only 47 callouts. Volunteers are always needed, especially EMT's. Emergency Service District II gave money to the Fire Department, \$250,000, for a new Brush Truck.

Property Owner Comments

Susan Fuqua commented on the new tractor; it came from Boehm Tractor Sales in Shiner and if there are any issues or if it needs maintenance, talk to Bucky, he will take care of it.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00 p.m. August 9, 2025, at the Community Center. Potluck will be at 5:30 p.m. August 8, 2025, at the Community Center.

Adjourned – 3:15 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

August 10, 2025