

**Quarterly Meeting Minutes of the Property Owners
July, August, and September
Cape Carancahua Property Owners' Association
November 9, 2025**

President Robert Johs called the meeting to order at 2:04 p.m. (Voting to determine if the Annual Membership/Maintenance Fee would be \$200 per lot or \$250 per lot each year was closed at 2:07 p.m.) Other board members present were Patti Schwebel, Larry Schroeder, Paul Warren, and Phil Rossi. Fifty-three property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

Approval of the Minutes

Craig Brooks moved that the minutes of the Quarterly Property Owners' Meeting on August 10, 2025, be approved as written. David Bloxon seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Patti Schwebel

Ms. Schwebel invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. A property owner asked if property owners could receive the financial reports before the meeting. The reports will now be available in the office the week before the meeting.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the 3rd Quarter Maintenance Report. One maintenance employee is retiring, and one full-time employee was hired. Some of the shoulders of roads are being chip-sealed to get ready for repaving those roads next year.

ACC and Noncompliance Report – Phil Rossi

Twenty-one permits were issued during the third quarter of 2025.

Legal Report – Phil Rossi

Lot 1021 that was owned by the Cape, has been sold. The final attorney letter was sent on a foreclosure and the property owner will have until mid-December to respond.

Old Business

1. Have begun to work on improving the drainage system but still have a ways to go.
2. Front Gate outgoing spikes were replaced, incoming side parts in the mechanism were replaced.
3. Two security cameras were installed, one at the construction gate and the other at the brush pit.
4. The 2026 road repair contract has been signed.
5. The resetting of the construction gate code on weekends will be discontinued next month.

New Business

The results of the vote to increase the Annual Membership/Maintenance Fee was as follows:

727 ballots were mailed to property owners

275 were received (37.8%)

215 voted to increase the fee

235 voted to not increase the fee

11 spoiled, received after Thursday, November 6

Capers Report – Dolores Brooks

The Capers' meetings are on the second Monday of the month at 10:00 a.m. The Capers are in control of the library, which is a take a book library. Aluminum cans are collected to help fund the Capers, pull tabs collected for Ronald McDonald House, corks are collected and turned in at Specs to help pediatric cancer research. The Christmas Party is a Prime Rib Dinner on the first Saturday of December. The Labor Day Bake Sale was a success. Approximately 40 children turned out for trunk or treat at the Community Center. Twenty-eight came for flu shots.

Fire Department Report – Craig Brooks

Had approximately 120 calls this year. Lost one of our brush trucks due to the rainstorm in June, so we will be getting a new one. We have 8 active members in the fire department. We need more members. Be sure your house number can be seen in case of an emergency.

Property Owner Comments

Some property owners would like to have a podium and speaker system at the meetings so everyone can be heard. Markus Sandy said he has a speaker system he would donate to the Cape.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00p.m. February 8, 2026, at the Community Center. Potluck will be at 5:00 p.m. February 7, 2026, at the Community Center.

Adjourned – 3:39 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

February 8, 2026