

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 12, 2026 Minutes**

President Robert Johs called the meeting to order at 1:00 p.m. Board members present were Patti Schwebel, Larry Schroeder, Paul Warren and Phil Rossi. Two property owners signed in on the attendance sheet.

Approve Minutes – Mrs. Schwebel made a motion to accept the minutes of the January 8, 2026 Board Meeting. Mr. Rossi seconded the motion, it passed unanimously.

Financial Reports – Patti Schwebel

The Board reviewed the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Check Register, and Petty Cash Report. Budget for another maintenance employee and drainage projects were discussed.

Maintenance Report – Larry Schroeder

January Maintenance Report

- Routine maintenance
- Routine mowing
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Changed water pump in the truck
- Laid asphalt on shoulders of road
- Placed limestone in potholes on gravel roads
- Repaired the hydraulic system on tractor
- Secured loose boards on piers
- Placed drain under A/C at Community Center
- Cleaned front entrance and exit spikes
- Painted the restroom in shop
- Replaced PVC pipes in pumphouse at Pool 2
- Repaired water lines in restroom
- Before freeze cut water off to common grounds
- Replaced batteries in smoke detectors at Community Center

Shiplap for the front entrance to the Community Center using 1x6 #2 was agreed by board members (example attached). Ladders for piers and the leaks in the swimming pools were discussed.

Permits & Compliance Report – Paul Warren

There were two permits reviewed with all approved.

Approved Permits

1. Lots 1106, 1107 – 434 Bucksin - Schwebel, Patti – Fence
2. Lots 344, 345 – 287 Carancahua – Garcia, Carlos – Culvert

Discussed finding a private contractor to dig out property owner's ditches to improve drainage. Board members agreed lighting at the front gate entrance and exit needs to be improved. Board members agreed to amend Cape Employees' Manual from one day of paid grievance time off to 3 days.

Mr. Schroeder made a motion to change the starting time for Quarterly and Annual Property Owner's Meetings to 1:00 p.m. from 2:00 p.m. Mrs. Schwebel seconded the motion and passed unanimously.

Legal Report – Phil Rossi

Attorney forms for foreclosure of two lots, 1388 and 1389, were signed and returned to the attorney's office.

Old Business

1. Preparing roads before road construction crew arrives was discussed.
2. Further changes to By-Law amendments before sending to property owners for vote.
3. Asked Phred Jahner to build a podium for meetings.

New Business

Amendments to By-Laws completed by the board so they can be sent to the attorney for approval. Then to be sent to the property owners to vote for approval.

Next Board of Directors Meeting 1:00 p.m. March 12, 2026 at the Community Center. Also, Annual Property Owner's meeting on March 8, 2026 at 1:00p.m.

Adjourned at 2:15 p.m.

Respectfully submitted,
Larry Schroeder

/s/ Robert Johs
Approved

March 12, 2026