

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
April 9, 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. Six property owners signed in on the attendance sheet.

Approve Minutes – Mr. Rossi made a motion to accept the minutes of the March 12, 2026 Board Meeting. Mr. Warren 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.

Cliff Davis mentioned some discrepancies between budgets month to month of small amounts. Patti will review and discuss as needed with Board.

Maintenance Report – Larry Schroeder

March Maintenance Report

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Routine Mowing
- Routine cleaning of entrance and exit spikes
- Removed culverts
- Removed dirt from property on Bayview
- Repaired corner molding on Pool 2
- Placed asphalt on sides of roads and in potholes
- Repaired concrete culverts
- Changes battery in smoke detector at Community Center
- Repaired lights in the maintenance shop
- Added shiplap on wall in Community Center
- Replaced 2" PVC valve in Pool 1 pump room
- Placed two speed bumps on Stovall
- Sprayed herbicide on sides of roads, culverts at signs

Office will be sending a reminder email regarding mowing twice a month. Maintenance will begin spraying for mosquitos. County is providing a dumpster to the community on 4/18/26.

Permits & Compliance Report – Paul Warren

No permits submitted for this meeting.

Other Compliance concerns:

- No burning of household trash, if burning wood, it must be in a covered barrel or fire ring
- Cats are becoming a nuisance in the community

Legal Report – Phil Rossi

Working with the property owners of Lot 0065 on compliance issues.

Old Business

Discussed maintenance staff.

New Business

Discussed audit cost and By-laws final review by BOD before sending to property owners for approval. If approved will then file with Jackson County.

Next Board of Directors Meeting 1:00 p.m. May 14, 2026 at the Community Center.

Went into executive session at 2:20 p.m. to approve employ salary and adjust road construction.

Adjourned at 3:00 p.m.

Respectfully submitted,

Larry Schroeder

/s/ Robert Johs

5/14/26