CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
September 10, 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. Five property owners signed in on the attendance sheet.

Cindy Kruppa provided an update on the new EMS building, slanted to start in January 2027. Construction is expected to take 6-9 months. RMA Architects & Interior Designers will be overseeing the project.

Approve Minutes – Mr. Warren made a motion to accept the minutes of the August 13, 2026 Board Meeting with one edit. Mrs. Schwebel 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.

Begin working on 2027 budget, projected to need a new mower for maintenance.

Maintenance Report – Larry Schroeder
August 2026

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Routine mowing
- Routing spraying of sides of roads, culverts, street signs, etc.)
- Repair tractor (backhoe)
- Repair mower
- Fill in potholes on gravel and asphalt roads
- Replace light at boat ramp cleaning table
- Replaced clock batteries at pools
- Replaced clasp on Ladies restroom door at Community Center
- Screwed down loose boards on pier
- Placed asphalt on sides of roads
- Installed covers on mowers for shade
- Installed light at Community Center
- Collected fire extinguishers for certification then placed back
- Replaced chlorinator at Pool 2

Permits & Compliance Report – Paul Warren
Seven permits were submitted and approved.
David Vincent – 1876 Bayview – Lots 160-163 – Shop
Justin Guyer – 654 West Bayshore – Lot 884 & 885 – Close in carport & add bathroom

Ron Guajardo – 98 Swallow – Lot 300, 340, 341 – new roof
Shane Trecha – 1678 Bayview – Lot 145, 104 – driveway and sidewalk
Greg Wilson – 1121 West Bayshore – Lots 926-928 – New Roof
Stevenson Family Trust – 95 Stovall – Lots 745,746) – New Home
Alfred Sandoval – 44 Starling – Lot 180 – New septic system & culvert

Legal Report – Phil Rossi
Lawyers working on arrears.

Old Business
Nothing discussed.

New Business
Road work complete for 2026.

Executive Session
Went into executive session at 2:45p.m. Review and approve bids for improvements at Park, Community Center, Mailboxes and Pier and a new gate for the fire department. Approve pricing for new culverts at Boat Ramp.

Next Board of Directors Meeting 1:00 p.m. October 8, 2026, at the Community Center.

Adjourned at 3:15 p.m.

Respectfully submitted,
Larry Schroeder, scribe

/s/ Robert Johs
Approved

October 8, 2026