Quarterly Meeting Minutes of the Property Owners
April, May, and June
Cape Carancahua Property Owners' Association
August 9, 2026

President Robert Johs called the meeting to order at 2:00 p.m. Other board members present were Patti Schwebel, Larry Schroeder, Paul Warren, and Phil Rossi. Twenty-four property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

Mr. Johs introduced Sheriff Boone. Three officers accompanied Sheriff Boone which he introduced. The sheriff explained how the sheriff's department applies for grants and were able to supply much of their equipment, etc. through those grants, even one of the officers on the force, Officer "Frankie". There are 10 patrol officers. The sheriff's department receives approximately 24,000 calls a year. Steve Thompson is the Constable for Precinct 2. Sheriff Boone assured everyone that the sheriff's department will increase their presence in the Cape due to a recent incident at Pool 2. Jackson County has a 77-bed jail and in the future will need to update to a 120-bed jail which would cost approximately $43 million to build.

Approval of the Minutes
Kenneth Kaspar moved that minutes of the Annual Property Owners' Meeting on May 17, 2025, be approved as written. Charles Taylor seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Patti Schwebel
Mrs. Schwebel invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. The refund for overpayment of income tax with interest was received. She added that funds were used in the repair, sanitizing, tile replacement, etc. for Pool 1. A project in the future might be to build a new restroom at Park 1.

Maintenance Report – Larry Schroeder
Mr. Schroeder invited everyone to look over the 2nd Quarter Maintenance Report. Mr. Schroeder reminded everyone that properties are to be mowed twice a month. A property owner asked about repairing a pothole on Indian Hill. Mr. Schroeder mentioned that the maintenance department had been making repairs on the roads and that they would repair the pothole on Indian Hill.

ACC Report – Paul Warren
Mr. Warren mentioned that some properties that were out of compliance are cleaning up their properties and looking better. Thank you to the property owners that are taking care of the front gate landscape.

Legal Report and Noncompliance Report – Phil Rossi
Mr. Rossi mentioned, to enforce the Cape's restrictions, a schedule of fines might be necessary. To use fines we would need a vote to add them to the Bylaws.

Old Business
- Amendments to the Bylaws were approved and filed with Jackson County.
- Road Construction for 2026 will begin this month.

New Business

- We now have a form to be signed before the meeting if someone would like to speak at the meeting and we ask that you keep your speech to no more than five minutes.
- The Pavilion is in need of repairs; the lights, tables, etc. We would like to look at the cost of repairs, tax, and insurance for the Pavilion and possibly think about having someone pay us to remove it so they could use it.

Capers Report – Linda Teare

Forty attended potluck last night. Labor Day, September 5, Bake Sale is coming up, also National Night Out, a Halloween Party on October 31, and Bunco, the third Thursday of every month.

Fire Department Report – Allen Chambers

Had 119 calls this year. The first new fire truck will be here in two months. We will receive a new Brush Truck in 2027. We have twelve members, five from the Cape.

Celebrations and Concerns

Longtime resident, Larry Mueller passed away.

Property Owner Comments

Darlene Dolan reported that the Car Club had a good meeting.

Suggestions were made to;

Landscape Community Center
Repair/pave road at entrance of Construction Gate
"Fix up" wetlands
Install outside lights at Community Center parking area
Repair playground equipment at Park 1

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

Adjourned at 3:46 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

November 8, 2026