

**Quarterly Meeting Minutes of the Property Owners
January, February, and March 2018
Cape Carancahua Property Owners' Association, Inc.
May 20, 2018**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: Dick Wilkinson, Marie Weakley, Larry Schroeder, and Charles Taylor. Mr. Dittrich welcomed the 34 property owners present and led the Pledge of Allegiance.

Mr. Dittrich introduced himself and Mr. Schroeder as the new board members. Mr. Dittrich also introduced the visitors, County Commissioner Dennis Karl, Brandon Bowers, who would be speaking about the fish farm he is proposing to build near the Cape and his wife, Mrs. Bowers.

New Business

1. Craig Brooks outlined the research he has done to discover the ramifications of and permits required for the installation of a fish farm in Jackson County. He detailed a meeting held at the Fire Department with Brandon Bowers, members of the CCPOA Board of Directors, CCWSC Board of Directors, and Texas Ground Water Conservation District. Mr. Brooks will continue to monitor the progress of this endeavor and keep interested stakeholders informed.
2. Craig Brooks reported on his, thus far unsuccessful, efforts to have the responsible party or parties remove or at least mark the mud lump that appeared in the river just upstream from the Carancahua Bay Bridge after a pipeline was laid.
3. Brandon Bowers outlined the scope of future plans and contingencies he has in mind for building a fish farm on the west side of Highway 35 across from the State boat launch.
4. Several property owners asked questions about the scope of planned operations. Mr. Bowers answered as best he could with matters still in the planning stage. No official position has been taken by the CCPOA Board of Directors.

Capers Report, First Quarter 2018

Dolores Brooks outlined the multitude of successful projects sponsored by the Capers in 2017, including the Easter Egg Hunt, Cape-wide Garage Sale, two Bake Sales, the 4th of July Parade and Picnic, Jackson County Hospital District flu shots, Christmas dinner and party, and New Year's Eve Dance. She said the collection of aluminum cans yielded 520 pounds in 2017. She reminded the group that "everyone is a Capers" and invited all to attend the monthly meetings at 10:00 a.m. on the second Tuesday of each month.

Approval of the Minutes

Lance Behan moved that the minutes of the March 11, 2018, Annual Meeting be approved as written. John Bock seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charlie Taylor

Mr. Taylor invited everyone to pick up copy of P & L Budget Performance report and Capital Summary. There were no questions or concerns about the financial reports.

Maintenance Report

Mr. Dittrich announced that Mr. Wilkinson was called away. Mr. Dittrich asked for questions about the printed maintenance report, copied below. There were none.

1. Daily routine maintenance of all equipment
2. Built and painted state-regulated permit signs for Park 1 & Board Ramp piers
3. Took bids for rebuilding Park 1 pier
4. Purchased meter and light poles for Park 1 pier
5. Removed old light and meter poles at Park 1
6. Repaired gutter and electrical conduit at Pool 1

7. Repaired water leak at Pool 1, Park 1 restroom, & boat ramp cleaning table due to freeze
8. Interviewed several men for maintenance position
9. Removed old walkway before bulkhead at Park 1 pier
10. Added water drain on water line at boar ramp cleaning table
11. Talked with several vendors about repairing several areas with asphalt pavement seal material
12. Starting mowing on common grounds and side of roads
13. Placed road patch in largest holes on road and process gravel on gravel roads
14. Repaired laser light at construction gate
15. Purchased electrical material for new wiring for restrooms at pavilion
16. Treated ants at community center, office, tennis courts, and around pool 1
17. Placed expanded foam in wall at office
18. Replaced shower head and hose bib at pool 1 due to freeze
19. Started sanding pool furniture at pool 2
20. Sprayed weed killer around office, tennis courts, mail boxes, and Pool 1
21. Replaced street light at park 1 parking lot and added LED street light on new meter pole in park 1.
22. Hired new maintenance employee, Chainey Williams
23. Rented trencher for trenches at pavilion and park 1 pier
24. Ran electrical wire at pavilion to repair restrooms and septic pump
25. Ran electrical wire and water line to bulkhead light pole from meter pole
26. Placed limestone for walk at beginning of pier
27. Installed new LED light on light pole at corner of Pool 1
28. Received material for pier and contractor began work on pier
29. Water company repaired busted line I Pool 1 pump room

ACC Report – Marie Weakley

Forty-five permits, including one new home, were issued during the first quarter of 2018 with \$2,600.00 collected in permit fees.

Legal Report and Non-Compliance Report – Larry Schroeder

1. The Cape's attorney is proceeding with foreclosure of a house and four lots in Section 4.
2. Jackson County is pursuing foreclosure of a trailer on Swallow.
3. Certified letters are being sent to many property owners who are in violation of CCPOA deed restrictions.

Old Business

Repair work on Pier 1 has been completed.

Celebrations and Concerns

David Honodel died on February 12

Long-time Cape Resident Jerry Schwartz died on May 12.

Tom O'Banion and Tom Lovejoy are in the hospital.

Property Owner Comments

A property owner asked why the weeds were not controlled around the entrance. Mr. Dittrich said he could not answer because Mr. Wilkinson was in charge of maintenance and he had been called away from the meeting.

A property owner asked if the pot luck dinner in August could be held in the Library rather than the Community Center because of the heat. Mr. Dittrich said he had no objection.

The announcement was made that 911 signs and smoke detectors were available at no charge.

A member of the Capers' group reminded everyone to save and turn in corks and pull tabs and to use the library often. Books do not have to be returned. The Capers thanks Ted Grimes for the many hours work he puts in every week keeping the front gate landscaping looking beautiful.

A property owner complained about truck driving in front of her house. Mr. Dittrich explained that trucks had to be routed off asphalt roads as much as possible because of their fragility. That is why the truck route was established.

A property owner complimented maintenance for the new LED lights at the pier at Park 1.

Mr. Schroeder said he was working hard to bring everyone into compliance with the policy of having all unlicensed vehicles using Cape roads registered with numbers assigned by the Cape office. He said there were several property owners not in compliance.

Next Property Owners' meeting – Quarterly Meeting – August 12, 2018, at 2:00 p.m. at the Community Center or Library, depending of the weather, following a Board of Directors meeting at 1:00 p.m. Please join your neighbors for a pot luck dinner on Saturday, August 11, at 5:30 p.m. at the Library.

Respectfully,
Pam Schuhsler, Scribe

/s/ Daniel Dittrich
Approved
August 12, 2018