

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2018
Minutes

President Dan Dittrich called the meeting to order at 6:00 p.m. Board members Charles Taylor, Larry Schroeder, and John Bock were present.

Mr. Taylor moved to elect the following slate of officers:

President, Daniel Dittrich
Vice President for Maintenance, Larry Schroeder
Vice President for Administration, Marie Weakley
Secretary, John Bock
Treasurer, Charles Taylor

Mr. Dittrich seconded the motion, which passed unanimously.

Mr. Schroeder moved to accept the minutes of the September 12, 2018, meeting as printed. Mr. Bock seconded the motion, which passed unanimously. Mr. Schroeder moved to accept the minutes of the September 27, 2018 Special Board Meeting as printed. Mr. Bock seconded the motion, which passed unanimously.

Financial Report – Charlie Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Report, Profit & Loss Budget Performance, Petty Cash Report, and September check register. He reported that the Cape's accountant had completed the 2017 tax report for the IRS. The report has been filed and the amount due has been paid.

Maintenance Report – Larry Schroeder

1. Performed routine maintenance to all equipment
2. Performed routine mowing on road sides and common grounds
3. Sprayed insecticide throughout Cape multiple times
4. Killed or cut weeds around culverts, signs, and roadsides
5. Patched holes in asphalt roads

ACC Report – In Marie Weakley's absence, Mr. Dittrich reported

Nine building permit applications were approved in September with \$720.00 collected in permit fees.

Legal and Compliance Report – John Bock

Violations of CCPOA deed restrictions continue to be addressed on an individual basis through any legal avenue open to the Board. Non-compliance fees are being charged on a daily basis to three property owners who ignored multiple legal notices to correct violations. Discussion ensued and the Board agreed to ask the Cape's attorney to proceed with action against Sharon Kinsfather for violations and past due account.

Old Business

Mr. Dittrich reported that he has approached officials at Palacios High School about the Art Department refurbishing the mural on Pool 1. They will respond someday.

New Business

Mr. Dittrich reported that discussions with the Palacios Post Master about installing large parcel boxes were on-going. The chosen box was approved by the Post Master and will be ordered by CCPOA. Postal service employees are responsible for installing the locks and controlling the keys.

After discussion, the Board agreed to close Pool 2 on November 1, 2018.

Property Owners Registered to Speak - none

Mr. Dittrich invited everyone to attend the pot luck dinner at the Community Center on November 10, 2018.

The next Board of Directors meeting will be on Sunday, November 11, 2018, at 1:00 p.m. followed by the Quarterly Property Owners' Meeting at 2:00 p.m. in the Community Center.

The meeting was adjourned at 6:46 p.m.

/s/ Daniel Dittrich
Approved
November 11, 2018

Respectfully submitted
Judy Hollingsworth, Scribe