

**Quarterly Meeting Minutes of the Property Owners  
April, May, and June 2018  
Cape Carancahua Property Owners' Association, Inc.  
August 12, 2018**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: Marie Weakley, Larry Schroeder, and Charles Taylor. Mr. Dittrich welcomed the 16 property owners present and led the Pledge of Allegiance.

**Approval of the Minutes**

John Bock moved that the minutes of the May 20, 2018, Quarterly Property Owners' Meeting be approved as written. Myrtle Halling 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 – Larry Schroeder**

1. Daily routine maintenance of all equipment
2. Built and painted state-regulated permit signs for Park 1 & Boat 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 boat 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 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

Mr. Taylor asked everyone to thank Robert Boone for recent and past donations of time, equipment, and support to the Cape. Most recently, Mr. Boone recently removed the old and installed the new culvert at the intersection of Arrowhead and Thunderbird at no cost to the Cape.

**ACC Report – Marie Weakley**

Fifty-one permits, including three new homes, were issued during the second quarter of 2018 with \$6,760.00 collected in permit fees.

### **Legal Report and Non-Compliance Report – Larry Schroeder**

1. The Cape’s attorney completed foreclosure of a house and four lots in Section 4. The property was sold at auction. The Cape will receive everything owed to the Association on the property.
2. Certified letters are being sent to many property owners who are in violation of CCPOA deed restrictions.
3. Mr. Schroeder reminded everyone that the Board relies on Property Owners to report non-compliance issues for follow-up. It is important to include documentation of the date, time, location, and a photo if possible.

**Old Business** – There was no old business

**New Business** – There was no new business

### **Capers Report, First Quarter 2018**

Dolores Chandler reported that the 4<sup>th</sup> of July parade and picnic was very successful and outlined upcoming events and continuing projects sponsored by the group. A complete listing is available at the office. 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.

### **Celebrations and Concerns**

No reported celebrations or concerns.

### **Property Owner Comments**

1. A property owner asked why new wiring was installed at the pavilion. Mr. Taylor explained that short in the electrical system caused by faulty installation several years ago made it necessary.
2. Mr. Dittrich reported that a major clean-up at the brush pic was being facilitated by volunteers at no charge to the Cape.
3. A property owner asked why the concrete scrap at the brush pit had not been used as rip rap at the Point. Mr. Taylor said that it was not needed.
4. A property owner asked if the road area for making a turn at the exit gate could be expanded. Mr. Taylor explained that there were no funds for such a project at this time.
5. Mr. Dittrich gave some facts and figures about the prospect for major road repair. Four year ago, it cost \$100,000 per mile to pave roads in the Cape. Even discounting inflation, it would cost 1.2 million to pave all the roads in the Cape at this time. He asked for property owners’ suggestions about solutions to this problem. One property owner suggested making Bayshore Drive a one-way street to eliminate vehicles moving onto the verge to pass.
6. A property owner asked why the construction gate code was changed daily. Mr. Dittrich explained that it was one more effort to increase security inside the Cape.
7. A property owner reported that the emergency gate at the Fire Department was being left open for extended periods.
8. A property owner asked what could be done about reckless driving in golf carts, very young children driving them, and vehicles with no lights. Mr. Dittrich explained that Jackson County could not enforce CCPOA rules and regulations and, since we are a private community, it was up to us to enforce them. There are no funds to hire enforcement personnel nor enough people willing to document and report non-compliance. He said the Board would send a reminder about vehicle safety and ask for compliance.

**Next Property Owners’ meeting – Quarterly Meeting** – November 11, 2018, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m. Please join your neighbors for a pot luck dinner on Saturday, November 10, at 5:30 p.m. The location of the meeting and dinner will be at the Community Center or Library, depending on the weather.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich  
Approved  
November 11, 2018