

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 12, 2018
Minutes

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

Mrs. Weakley moved to accept the minutes of the November 11, 2018, with one typographical correction. Mr. Bock seconded the motion, which passed unanimously.

Financial Report – Charlie Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and November check register. Mr. Taylor reported that he and office staff had met with CPA April Eyeington and she will prepare the Cape's tax report for 2018.

Maintenance Report – John Bock

1. Performed routine maintenance to all equipment
2. Performed routine mowing on lots, road sides, and common grounds
3. Placed process gravel on Mollnar
4. Ripped failing pavement on Mollnar and Bayview and blended limestone to repair roads
5. Placed sign at Boat Ramp – "No Vehicles Beyond this Point"
6. Continue to roll gravel roads
7. Continue to patch holes on paved roads
8. Replaced Swallow and Carancahua street signs at \$39.25 each due to vandalism.
(This is the second time these were stolen.)

ACC Report – Marie Weakley

Ten building permit applications (including one new home) were approved in November with \$1,870.00 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 property owners who ignored multiple legal notices to correct violations.

Old Business - there was no old business

New Business

1. After discussion, Mr. Taylor moved to amend the Schedule of Fees to omit a specific amount for non-compliance fees. Mr. Bock seconded the motion, which passed unanimously. A copy of the amended Schedule of Fees is attached to these minutes.
2. After discussion, Mrs. Weakley moved to approve these documents (attached to these minutes):
 - a. Memo about proposed maintenance fee increase from \$135.00 per lot per year to \$165.00 per lot per year.
 - b. Official Special Meeting Notice on January 20, 2019.
 - c. BallotMr. Taylor seconded the motion, which passed unanimously.
3. After discussion, Mr. Bock moved to accept the 2019 budget as printed. Mr. Dittrich seconded the motion, which passed unanimously. A copy of the 2019 budget is attached to these minutes.
4. After discussion, Mr. Taylor moved to amend the Motorized Vehicle Policy (copy attached) to state that any unlicensed vehicle operated in Cape Carancahua must have a licensed driver in the vehicle.
Mrs. Weakley seconded the motion, which passed unanimously.

Property Owners Registered to Speak

Dolores Brooks, representing The Capers, spoke to the Board about the Capers' organization soliciting donations and funding improvements to the outdoor lighting and parking area at the Community Center. The Board expressed their approval, with thanks.

The next Board of Directors meeting will be on Wednesday, January 9, 2019, at 6:00 p.m. at the Library.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich
Approved
January 9, 2019