

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 9, 2019**  
**Minutes**

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

Mrs. Weakley moved to accept the minutes of the December 12, 2018. 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 December check register. Mrs. Weakley questioned a minus figure on the Capital Summary that shows a credit of \$3,320.28 for Direct Deposit Liabilities. Mr. Taylor said he would research the issue and report his findings.

**Maintenance Report – John Bock**

1. Performed routine maintenance to all equipment
2. Performed routine mowing on lots, road sides, and common grounds
3. Continuing to patch holes in paved roads as long as supply of cold patch holds out
4. Replaced rotting 4x4 treated post at construction gate
5. Replaced light in Pool 1 men's restroom with LED light
6. Continuing to roll gravel roads to help eliminate ruts and potholes
7. Purchased 30 tons road base limestone for patching gravel roads
8. VCS replaced photo eye at construction gate
9. Replaced AC unit in Library with new unit donated by The Capers

**ACC Report – Marie Weakley**

Nine building permit applications (including two new homes) were approved in December with \$2,250.00 collected in permit fees. Permits were approved for eight new homes in 2018.

**Legal and Compliance Report – John Bock**

1. After discussion, Mr. Bock moved to begin charging non-compliance fees of \$25.00 per day effective January 10, 2019, to property owners William Loocke and Burlis Bickham for deed restriction violations not corrected after proper legal notification. Mr. Taylor seconded the motion, which passed unanimously.
2. After discussion, Mr. Bock moved to charge Gaylon Vaughn \$25.00 per day non-compliance fees back-dated to October 25, 2018, since he did not comply with his agreement to have the material and equipment removed from Lot I in the Cape Business Park. Mr. Taylor seconded the motion, which passes unanimously.
3. After discussion, Mr. Taylor moved to authorize the Cape's attorney to proceed with filing a lawsuit in District Court to compel property owner Sharon Kinsfather to pay the charges and fees that has been assessed to her account, such fees including, but not limited to, legal, non-compliance, late, interest, mowing, and lot clean-up and legal fees associated with the lawsuit. Mrs. Weakley seconded the motion, which passed unanimously.

**Old Business**

1. Mr. Dittrich announced that the official meeting notice, memo from the Board, and a ballot were mailed to all property owners on January 2, 2019, to increase the annual maintenance fee from \$135.00 to \$165.00 per year pet lot. The vote will be called at the Special Meeting on January 20, 2019, at the Community Center.
2. After discussion, the Board agreed to invite Mr. Steven Mangel to meet with the Board to discuss his plans to build a house or replace the mobile home he razed, leaving a large garage on Lot 261.

**New Business**

1. Mr. Dittrich announced that the three incumbents, Charles Taylor, Marie Weakley, and John Bock, will continue in their current positions on the Board of Directors since no one filed for any of the positions. There will be no election in 2019 and the three incumbents will be sworn in at the Annual Meeting on March 10, 2019.
2. After discussion, Mr. Taylor moved that Board members Daniel Dittrich, Charles Taylor, Marie Weakley, John Bock, and Larry Schroeder meet at the Cape's bank to sign new signature cards and remove previous Board members from the list of authorized signatures. Mr. Schroeder seconded the motion, which passed unanimously.
3. Discussion about opening the construction gate for the annual Cape garage sale was tabled.

**Property Owners Registered to Speak – Shawn Johnson**

The next Board of Directors meeting will be at the Community Center on Sunday, February 10, 2019, at 1:00 p.m. followed by the First Quarterly Property Owners' Meeting at 2:00 p.m. There will be a potluck dinner starting at 5:30 p.m. on Saturday, February 9, 2019, at the Community Center.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted  
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich  
Approved  
February 10, 2019